

Location **Whalebones Wood Street Barnet EN5 4BZ**

Reference: **19/3949/FUL**

Received: 17th July 2019

Accepted: 17th July 2019

Ward: High Barnet

Expiry 16th October 2019

Applicant: Hill Residential Ltd
Trustees of the Gwyneth Cowing Will Trust
Trustees of the Gwyneth Cowing 1968 Settlement

Proposal: Demolition of non-listed structures and construction of a new single storey building to be used as an artists'/bee keepers' studio building (Use Class D1) with 14 associated parking spaces and new vehicular access point off Wellhouse Lane. Construction of 152 new residential dwellings (Use Class C3-40% affordable) consisting of 53 single family dwellings and 99 flats ranging from 2 storey to 4 storeys in height with 179 parking spaces and 4 visitor parking spaces. New landscaping, public open space, play areas, public realm, ecological enhancements and private agricultural land. Creation of new vehicular access points off Wood Street and off Wellhouse Lane. New pedestrian and cycle access points off Wood Street and Wellhouse Lane, restricted emergency vehicle access off Wellhouse Lane.

Recommendation: Approve subject to s106

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

RECOMMENDATION I:

The application being of strategic importance to London, it must be referred to the Mayor of London. As such, any resolution by the committee will be subject to no direction to call in or refuse the application being received from the Mayor of London.

RECOMMENDATION II:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's reasonable legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;

3. Affordable Housing
Provision of 61no units (37 affordable rent and 24 intermediate) - early review mechanism.
4. Carbon Offset contribution
Contribution of £253,128
5. Skills and Employment
On-site or Off-site contribution
6. Open Space Phasing Plan and Landscape Management Strategy
Provision of open space phasing plan and Landscape management strategy of each area (A,B,C,D,E)
7. Community Facility
Re-provision of community facility and submission of management plan
8. Provision of Small Holding
Provision of an area of small holding within the application site to remain in perpetuity.
9. Residential Travel Plan and Monitoring
Provision of Residential Travel Plan with incentive of £300 per unit (max £45,600) and monitoring contribution of £15,000.
10. S278 Works
Associated highway works under S278
11. Monitoring of Legal agreement
Contribution of £12,410.56

RECOMMENDATION III:

That upon completion of the agreement specified in Recommendation I, the Service Director – Planning and Building Control or Head of Strategic Planning approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Service Director – Planning and Building Control or Head of Strategic Planning:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 122-PL-001 A Site Location Plan 1250
 - 122-PL-002 A Existing Site Plan - Site A and B (Topographical)
 - 122-PL-003 A Existing Site Plan - Site C (Topographical)
 - 122-PL-004 A Existing Site Sections - Sheet 1 (Topographical)
 - 122-PL-006 A Existing Tree Survey - Site A & B
 - 122-PL-007 A Existing Tree Survey - Site C
 - 122-PL-014 A Existing Small Holding Buildings - Plans And Elevations 100
 - 122-PL-015 A Existing Small Holding Buildings - Demolition Plans And Elevations

122-PL-040 B Proposed Site Plan
122-PL-052 A Proposed Site Sections - Sheet 1

122-PL-060 A Proposed Street Scene Elevations - Wood Street (Sheet 1 of 2)
122-PL-061 A Proposed Street Scene Elevations - Wood Street (Sheet 2 of 2)
122-PL-062 A Proposed Street Scene Elevations - Wellhouse Lane (Sheet 1 of 2)
122-PL-063 A Proposed Street Scene Elevations - Wellhouse Lane (Sheet 2 of 2)

122-PL-100 C GA - Plan - Parcel 01 - Ground Floor
122-PL-101 C GA - Plan - Parcel 01 - First Floor
122-PL-102 C GA - Plan - Parcel 01 - Second Floor
122-PL-103 C GA - Plan - Parcel 01 - Roof Plan
122-PL-104 A GA - Plan - Parcel 02 - Ground Floor
122-PL-105 B GA - Plan - Parcel 02 - First Floor
122-PL-106 B GA - Plan - Parcel 02 - Second Floor
122-PL-107 B GA - Plan - Parcel 02 - Roof Plan
122-PL-108 A GA - Plan - Parcel 03 - Lower Ground Floor
122-PL-109 A GA - Plan - Parcel 03 - Ground Floor
122-PL-110 B GA - Plan - Parcel 03 - First Floor
122-PL-111 B GA - Plan - Parcel 03 - Second Floor
122-PL-112 B GA - Plan - Parcel 03 - Third Floor
122-PL-113 B GA - Plan - Parcel 03 - Roof Plan
122-PL-114 A GA - Plan - Parcel 04 - Lower Ground Floor
122-PL-115 A GA - Plan - Parcel 04 - Ground Floor
122-PL-116 B GA - Plan - Parcel 04 - First Floor
122-PL-117 B GA - Plan - Parcel 04 - Second Floor
122-PL-118 B GA - Plan - Parcel 04 - Third Floor
122-PL-119 B GA - Plan - Parcel 04 - Roof Plan
122-PL-120 A GA - Plan - Parcel 05 - Lower Ground Floor
122-PL-121 A GA - Plan - Parcel 05 - Ground Floor
122-PL-122 A GA - Plan - Parcel 05 - First Floor
122-PL-123 A GA - Plan - Parcel 05 - Second Floor
122-PL-124 A GA - Plan - Parcel 05 - Third Floor
122-PL-125 A GA - Plan - Parcel 05 - Roof Plan
122-PL-126 A GA - Plan - Parcel 06 - Ground Floor
122-PL-127 A GA - Plan - Parcel 06 - First Floor
122-PL-128 A GA - Plan - Parcel 06 - Second Floor
122-PL-129 A GA - Plan - Parcel 06 - Roof Plan

122-PL-300 A GA - Elevations & Sections - Parcel 01 - Sheet 1
122-PL-301 A GA - Elevations & Sections - Parcel 01 - Sheet 2
122-PL-302 A GA - Elevations & Sections - Parcel 02 - Sheet 1
122-PL-303 A GA - Elevations & Sections - Parcel 02 - Sheet 2
122-PL-304 B GA - Elevations & Sections - Parcel 03 - Sheet 1
122-PL-305 B GA - Elevations & Sections - Parcel 03 - Sheet 2
122-PL-306 B GA - Elevations & Sections - Parcel 04 - Sheet 1
122-PL-307 B GA - Elevations & Sections - Parcel 04 - Sheet 2
122-PL-308 A GA - Elevations & Sections - Parcel 05 - Sheet 1
122-PL-309 A GA - Elevations & Sections - Parcel 05 - Sheet 2
122-PL-310 A GA - Elevations & Sections - Parcel 06 - Sheet 1
122-PL-311 A GA - Elevations & Sections - Parcel 06 - Sheet 2

122-PL-500 A House Typology - HT01a (3B5P)

122-PL-501 A House Typology - HT02 (4B8P)
122-PL-502 A House Typology - HT03 (4B6P)
122-PL-503 B House Typology - HT04a (3B5P)
122-PL-504 A House Typology - HT04b (4B8P)
122-PL-505 A House Typology - HT05 (2B4P)
122-PL-506 A House Typology - HT06 (3B5P)
122-PL-507 A House Typology - HT07 (2B4P)
122-PL-508 A House Typology - HT08 (2B4P)
122-PL-509 A House Typology - HT09 (3B5P)
122-PL-510 A House Typology - HT01b (3B5P)

122-PL-520 A GA Plan - Apartments Block F - Lower Ground Floor
122-PL-521 A GA Plan - Apartments Block F - Ground Floor
122-PL-522 A GA Plan - Apartments Block F - First and Second Floors
122-PL-523 A GA Plan - Apartments Block F - Third Floor
122-PL-524 A GA Plan - Apartments Block F - Roof Plan
122-PL-525 A GA Plan - Apartments Block G - Basement
122-PL-526 A GA Plan - Apartments Block G - Ground Floor
122-PL-527 A GA Plan - Apartments Block G - First and Second Floors
122-PL-528 A GA Plan - Apartments Block G - Third Floor
122-PL-529 A GA Plan - Apartments Block G - Roof Plan
122-PL-530 A GA Plan - Apartments Block H - Basement
122-PL-531 A GA Plan - Apartments Block H - Ground Floor
122-PL-532 A GA Plan - Apartments Block H - First and Second Floors
122-PL-533 A GA Plan - Apartments Block H - Third Floor
122-PL-534 A GA Plan - Apartments Block H - Roof Plan

122-PL-320 A GA Elevations - Block F Sheet 1
122-PL-321 A GA Elevations - Block F Sheet 2
122-PL-322 A GA Elevations - Block G Sheet 1
122-PL-323 A GA Elevations - Block G Sheet 2
122-PL-324 A GA Elevations - Block H Sheet 1
122-PL-325 A GA Elevations - Block H Sheet 2

122-PL-550 A Studio Building - Ground Floor and Roof Plan
122-PL-350 A Studio Building - Elevations & Sections

7120.01.001 P01 Illustrative Masterplan
7120.01.002 P01 GA Plan
7120.01.003 Areas of Management Responsibility
7120.01.101 P01 Hardworks Plan Sheet 1
7120.01.102 Hardworks Plan Sheet 2
7120.01.103 Hardworks Plan Sheet 3
7120.01.104 Hardworks Plan Sheet 4
7120.01.105 Hardworks Plan Sheet 5
7120.01.106 Hardworks Plan Sheet 6
7120.01.107 Hardworks Plan Sheet 7
7120.01.108 Hardworks Plan Sheet 8
7120.01.200 Planting Schedule
7120.01.201 P01 Planting Plan Sheet 1
7120.01.202 Planting Plan Sheet 2
7120.01.203 Planting Plan Sheet 3
7120.01.204 Planting Plan Sheet 4

7120.01.205 Planting Plan Sheet 5
7120.01.206 Planting Plan Sheet 6
7120.01.207 Planting Plan Sheet 7
7120.01.208 Planting Plan Sheet 8
7120.01.301 Landscape Sections Sheet 1
7120.01.302 Landscape Sections Sheet 2
7120.01.303 Landscape Sections Sheet 3
7120.01.304 Landscape Sections Sheet 4
7120.01.305 Landscape Sections Sheet 5
7120.01.306 Landscape Sections Sheet 6
7120.01.401 Landscape Details Sheet 1
7120.01.402 Landscape Details Sheet 2
7120.01.403 Landscape Details Sheet 3
7120.01.404 Landscape Details Sheet 4
7120.01.411 Play Equipment
7120.02.412 Street Furniture

172811/PHL/09 C Northern Site Access Right Turn Facility
172811/PHL/09/AT01 A Swept Path Analysis of Northern Site Access Right Turn Facility (Refuse Vehicle)

Arboricultural Impact Assessment, Landmark Trees (dated 24 April 2019)
Air Quality Assessment, Air Quality Consultants (dated June 2019)
Agricultural Viability Report, Cheffins (dated February 2018)
Addendum to Agricultural Viability Report, Cheffins (dated March 2019)
Desk-Based Archaeological Assessment Rev A, Heritage Network (dated March 2017)
Design and Access Statement, Pollard Thomas Edwards Architects (dated July 2019)
Energy Strategy Rev D, Energist UK Ltd (dated 6 June 2019)
Estate Management Strategy
Heritage Statement, Brighter Planning Consultancy (dated June 2019)
Noise Impact Assessment, Cass Allen Associated Ltd (dated April 2019)
Overheating Assessment, Energist UK Ltd (dated 6 June 2019)
Planning Statement, Savills (dated July 2019)
Statement of Pre-application Consultation, GL Hearn (dated July 2019)
Sustainability Statement, Energist UK Ltd (dated 25 June 2019)
Flood Risk Assessment and Sustainable Drainage Systems (SUDS) Strategy, Vectos (dated April 2019)
Transport Assessment, Vectos (dated June 2019)
Scheme Summary, Savills (dated July 2019)

Bat Activity Survey, MKA Ecology (March 2019)
Bat Inspection Survey, MKA Ecology (March 2019)
Biodiversity net gain assessment, MKA Ecology (June 2019)
Breeding Bird Survey, MKA Ecology (March 2019)
Ecological Impact Assessment, MKA Ecology (May 2019)
Environmental DNA Great Crested Newt Survey, MKA Ecology (March 2019)
Nocturnal Bat Survey, MKA Ecology (March 2019)
Preliminary Ecological Appraisal, MKA Ecology (March 2019)
Reptile Survey, MKA Survey (March 2019)

Landscape Design and Access Statement, The Environment Partnership (dated April

2019)

Summary Design and Access Pages

Landscape Management Plan, The Environment Partnership (dated April 2019)

Townscape and Visual Assessment, The Environment Partnership (dated April 2019)

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 a) No development other than demolition works shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2016.

- 4 a) Before the relevant part of the works are begun, details of the materials to be used for the external surfaces of the building(s), hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

- 5 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;

- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors' compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

The Statement shall be informed by the findings of the assessment of the air quality impacts of construction and demolition phases of the development.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 5.21, 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

- 6 Before the permitted development is occupied a Delivery and Servicing Plan (DSP) shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 7 a) Notwithstanding the details submitted with the application and otherwise hereby approved, prior to first occupation, details of (i) A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider, (ii) Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented and the refuse and recycling facilities for each building shall be provided in full accordance with the information approved under this condition before the first occupation of that building and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory appearance for the development and satisfactory

accessibility; and to protect the amenities of the area in accordance with Policy CS14 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted October 2016).

- 8 Notwithstanding the plans submitted, prior to the occupation of areas A and C, a parking layout plan shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the 179 off-street parking spaces including 20 disabled parking bays shall only be used as agreed and not to be used for any purpose other than the parking and turning of vehicles in connection with the approved development.

Reason: To ensure that parking and associated works are provided in accordance with the Council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012) and 6.1, 6.2 and 6.3 of the London Plan 2016.

- 9 a) Prior to the first occupation or commencement of the use of the development hereby permitted, full details of the Electric Vehicle Charging facilities to be installed in the development shall be submitted to the Local Planning Authority and approved in writing.

i) For the residential spaces, details shall include provision for not less than 20% of the car proposed parking spaces to be provided with active Electric Vehicle Charging facilities and a further additional 20% of the proposed car parking spaces to be provided with passive Electric Vehicle Charging facilities.

ii) For the non-residential element, 20% active and 80% passive provision should be provided.

b) The Electric Vehicle Charging Facilities shall be implemented in full accordance with the details approved by this condition prior to the first occupation of the building to which it relates and thereafter be maintained as such in perpetuity.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy 6.13 of the London Plan 2016.

- 10 Prior to the first occupation, a Car Parking Management Plan detailing the following shall be submitted to and approved in writing by the Local Planning Authority:

- i. the allocation of car parking spaces;
- ii. on site parking controls and charges;
- iii. the enforcement of unauthorised parking; and
- iv. disabled parking spaces.

The car parking spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development. The parking management plan shall be implemented in accordance with the approved details before the buildings hereby permitted are occupied and maintained thereafter.

Reason: To ensure that parking is provided and managed in line with the council's standards in the interests of highway and pedestrian safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 11 a) Before each building hereby permitted is first occupied cycle parking spaces and cycle storage facilities associated with that building shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 12 Part 1

Before development commences other than for investigative work:

a) A desktop study (Preliminary Risk Assessment) shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

d) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 5.21 of the London Plan 2016.

- 13 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reasons: In the interest of good air quality in accordance with London Plan policies 5.3 and 7.14.

- 14 An Air Quality and Dust Management Plan shall be submitted to, and approved by, the Local Planning Authority, before the development commences whose purpose shall be to control and minimise emissions attributable to the demolition and/or construction of the development. Reference shall be made to the Mayor of London's SPG, "The Control of Dust and Emissions during Construction and Demolition". The plan shall confirm:

- a) which air quality emission and dust control measures are to be implemented;
- b) which monitoring methods are to be implemented; and
- c) that construction machinery will meet NRMM standards

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan in relation to air quality

- 15 a) Before development commences a scheme of offset measures based on the findings of the Air Quality Assessment shall be submitted to and approved by the Local Planning Authority.
- b) The approved measures shall be implemented in its entirety in accordance with details approved under this condition throughout the construction of the development.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 3.2, 5.3 and 7.14 of the London Plan 2016.

- 16 a) No development other than demolition works shall take place on site until a noise assessment, carried out by a competent acoustic consultant, which assesses the likely impacts of noise on the residential development and measures to be implemented to address its findings has been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations

b) The measures approved under this condition shall be implemented in their entirety prior to first occupation of the dwelling to which it applies and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed-use noise in the immediate surroundings in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.15 of the London Plan 2015.

- 17 a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development hereby approved shall not be first occupied until details of all acoustic walls, fencing and other acoustic barriers to be erected on the site have been submitted to the Local Planning Authority and approved in writing.

b) The details approved by this condition shall be implemented in their entirety prior to the first occupation of the building to which it applies and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy 7.15 of the London Plan 2015.

- 18 The level of noise emitted from the installed ventilation and/ or extraction plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2015.

- 19 a) No development other than demolition works shall commence on site in connection with the development hereby approved until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The measures approved under this condition shall be implemented in their entirety prior to the first occupation of the building to which it relates and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2015.

- 20 a) No development other than demolition works shall take place until details of mitigation measures to show how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the levels of noise as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the first occupation of the building to which it relates and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD, and 7.15 of the London Plan 2015.

- 21 a) No extraction and/or ventilation equipment shall be installed as part of the development, until full details including a technical report have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed using anti-vibration mounts. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The development shall be implemented in accordance with details approved under this condition before first occupation of the building to which it applies and retained

as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

- 22
- a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the hereby approved development. The scheme shall include a programme for implementation of the landscaping works on a phased basis.
 - b) All work comprised in the approved scheme of landscaping shall be carried out in accordance with the approved scheme.
 - c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.21 of the London Plan 2016.

- 23
- a) No development other than demolition works shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.
 - b) The development shall thereafter be implemented in accordance with details approved under this condition.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy 7.21 of the London Plan 2016).

- 24
- The development shall proceed and be carried out in strict accordance with the findings and recommendations of the approved Ecological Impact Assessment, MKA Ecology (dated May 2019), Preliminary Ecological Appraisal, MKA Ecology (dated March 2019) and the associated ecological surveys submitted in support of the application and the details of compensation measures and ecological enhancements contained within shall be incorporated into the finished scheme.

Reason: To ensure that nature conservation interests are not prejudiced by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and

Construction SPD (adopted October 2016).

- 25 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, prior to the first occupation of the development a scheme detailing all play equipment to be installed in the communal amenity spaces provided on the site and a programme for their implementation shall be submitted to the Local Planning Authority and approved in writing. The development shall be implemented in full accordance with the details as approved and the agreed programme of implementation.

Reason: To ensure that the development represents high quality design and to accord with policies DM01 and DM02 of the Barnet Local Plan and policy 3.6 of the London Plan.

- 26 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2016.

- 27 Development other than demolition works shall not begin until the following information has been submitted to and approved in writing by London Borough of Barnet local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

Surface Water Drainage Strategy

1. SuDS construction phasing plan;
2. SuDS detailed drainage design drawings, based upon the approved Preliminary Drainage Strategy, Vectos, 172811-PDL-001 rev D;

Sites A and B

3. Confirmation of the existing TW surface water manhole location and invert level along Wellhouse Lane for a point of outfall for the runoff from the proposed design manhole S29.

Reason: To ensure that surface water runoff is managed effectively to mitigate flood risk and to ensure that SuDS are designed appropriately using industry best practice to be cost-effective to operate and maintain over the design life of the development

in accordance with Policies 5.13 and 5.14 of the London Plan, and changes to SuDS planning policy in force as of 6 April 2015 (including the Written Ministerial Statement of 18 December 2014, Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems) and best practice design guidance (such as the SuDS Manual, C753).

- 28 No development other than demolition works shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To safeguard the archaeological interest on this site.

- 29 a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.
- b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation of the building to which it relates and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 30 Prior to the erection and installation of photovoltaic panels, details of the size, design and siting of all photovoltaic panels to be installed as part of the development shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out and constructed in accordance with the approved details.

Reason: To safeguard the character and visual amenities of the site and wider area

and to ensure that the building is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

- 31 Prior to the occupation of the development, an External Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority detailing the type, design, lux levels of proposed external lighting as well as measures to control glare. The External Lighting Assessment submitted shall detail the existing and proposed average night time luminance and light spread levels across the application site at night, identify the levels of light pollution received at the windows to both neighbouring residential properties as well as residential properties within the proposed development and, where appropriate, identify the measures to be used to mitigate the impacts of light pollution on the future occupiers proposed dwellings. Any light pollution mitigation identified in the External Lighting Assessment shall be implemented in full in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To ensure the development provides adequate amenities of neighbouring residential properties as well as the future occupiers of the proposed dwellings and to accord with policy DM01 of the Barnet Local Plan.

- 32 a) Prior to carrying out above ground works of each building or part of any new building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such parts of a building can achieve Silver Secured by Design' Accreditation.

b) Prior to the first occupation of the non-residential building a 'Secured by Design' accreditation shall be obtained for the building.

The development shall only be carried out in accordance with the approved details.

Reason: To protect the amenity of the area in accordance with Policies DM01 and DM04 of the Barnet Development Management Policies (adopted) September 2012.

- 33 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 34 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouses (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 and 10% constructed to meet and achieve all the relevant criteria of Part M4(3) of the abovementioned regulations. The development shall be

maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 35 The development hereby approved shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 36% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

- 36 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 37 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 38 The studio building hereby approved shall only be used in connection with the artist and beekeeper activities or any other associated community activity and for no other purpose (including any other purpose in Class F2 of Schedule 2 Part A of the Schedule to the Town and Country Planning (Use Classes) Order, 1987 (as amended) and the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 39 The use of the studio building hereby permitted shall not be open to members of the public before 07.00 or after 23.00.

Reason: To safeguard the amenities of occupiers of adjoining residential properties.

- 40 Notwithstanding the plans approved, the residential element of the development hereby approved shall be carried out in accordance with the approved Accommodation Housing Schedule and Tenure Plan dated 24.09.2020 by Pollard Thomas Edwards. Any alterations or amendments to these plans must be approved in writing by the Local Planning authority.

Reason: To ensure the development provides the agreed provision of accommodation and tenure types across the site.

- 41 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, C, D, E, F and G of Part 1 of Schedule 2 of that Order shall be carried out within the area of application site hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers, the health of adjacent TPO trees and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

INFORMATIVE(S):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £60 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the

Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 3 A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.
- 4 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is

the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 4500.

- 5 Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 6 In complying with the contaminated land condition parts 1 and 2, reference should be made at all stages to appropriate current guidance and codes of practice. This would include:
 - 1) The Environment Agency CLR & SR Guidance documents (including CLR11 'Model Procedures for the Management of Land Contamination');
 - 2) National Planning Policy Framework (2012) / National Planning Practice Guidance (2014);
 - 3) BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice;
 - 4) Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH;
 - 5) CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings;
 - 6) CIRIA report C733 - Asbestos in soil and made ground: a guide to understanding and managing risks.

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

- 7 The submitted Construction Method Statement shall include as a minimum detail of:
 - Site hoarding
 - Wheel washing
 - Dust suppression methods and kit to be used
 - Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.

- Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
- Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
- For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.
- For major developments only: confirmation that all Non- Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.

The statement shall have regard to the most relevant and up to date guidance including: Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management, January 2014.

- 8 The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 35dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);

6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

9 Surface Water Drainage Strategy

Consideration should be given to increase the size of the designed 150mm pipe connections between attenuation tanks 2 and 3.

10 Damage to Gullies and Sewers

If a concrete pump lorry is operated from the public highway, surface of the highway and any gullies or drains nearby must be protected with plastic sheeting. Residue must never be washed into nearby gullies or drains. During the development works, any gullies or drains adjacent to the building site must be maintained to the satisfaction of the Local Highways Authority. If any gully is damaged or blocked, the applicant will be liable for all costs incurred. The Applicant shall ensure that all watercourses, drains, ditches, etc. are kept clear of any spoil, mud, slurry or other material likely to impede the free flow of water therein.

11 The developer is informed that hoarding, scaffolding, crane and skips on or abutting the public highway require a licence. To make an application for these licenses please contact the council's Highways Licence Team on 0208 359 3555 for any necessary Highways Licenses or email highwayscorrespondence@barnet.gov.uk.

MATERIAL CONSIDERATIONS

Key Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that development proposals be determined in accordance with the development plan unless material considerations indicate otherwise.

In this case, the development plan is The London Plan and the development plan documents in the Barnet Local Plan. These statutory development plans are the main policy basis for the consideration of this planning application.

Barnet's Local Plan is made up of a suite of documents, including the Core Strategy and Development Management Policies development plan documents. The Core Strategy and Development Management Policies documents were both adopted by the Council in September 2012.

A number of other planning documents, including national planning guidance and supplementary planning guidance and documents are also material to the determination of this application.

More detail on the policy framework relevant to the determination of this development and an appraisal of the proposal against the development plan policies of most relevance to the application is set out in subsequent sections of this report dealing with specific policy and topic areas. This is not repeated here.

National Planning Policy Framework (February 2019)

The 2019 NPPF was adopted in February 2019 replacing the 2012 NPPF and includes minor clarifications to the revised version published in July 2018. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that, "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The NPPF also states that the purpose of the planning system is to contribute to the achievement of sustainable development. In addition, the NPPF retains a 'presumption in favour of sustainable development', unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

The London Plan 2016

The London Plan 2016 (Consolidated with Alterations since 2011) is the development plan in terms of strategic planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). The London Plan policies (arranged by chapter) most relevant to the determination of this application are:

Context and Strategy:

1.1 (Delivering the Strategic Vision and Objectives for London)

London's Places:

2.2 (London and the Wider Metropolitan Area); 2.6 (Outer London: Vision and Strategy); 2.7 (Outer London: Economy); 2.8 (Outer London: Transport); 2.18 (Green Infrastructure: The Multi-Functional Network of Green and Open Spaces)

London's People:

3.1 (Ensuring Equal Life Chances for All); 3.2 (Improving Health and Addressing Health Inequalities); 3.3 (Increasing Housing Supply); 3.4 (Optimising Housing Potential); 3.5 (Quality and Design of Housing Developments); 3.6 (Children and Young People's Play and Informal Recreation Facilities); 3.8 (Housing Choice); 3.9 (Mixed and Balanced Communities); 3.10 (Definition of Affordable Housing); 3.11 (Affordable Housing Targets); 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes); 3.13 (Affordable Housing Thresholds); 3.16 (Protection and Enhancement of Social Infrastructure)

London's Economy:

4.6 (Support for and Enhancement of Arts, Culture, Sport and Entertainment)

London's Response to Climate Change:

5.1 (Climate Change Mitigation); 5.2 (Minimising Carbon Dioxide Emissions); 5.3 (Sustainable Design and Construction); 5.5 (Decentralised Energy Networks); 5.6 (Decentralised Energy in Development Proposals); 5.7 (Renewable Energy); 5.9 (Overheating and Cooling); 5.10 (Urban Greening); 5.11 (Green Roofs and Development Site Environs); 5.12 (Flood Risk Management); 5.13 (Sustainable Drainage); 5.14 (Water Quality and Wastewater Infrastructure); 5.15 (Water Use and Supplies); 5.17 (Waste Capacity); 5.21 (Contaminated land)

London's Transport:

6.1 (Strategic Approach); 6.2 (Promoting Public Transport Capacity and Safeguarding Land for Transport); 6.3 (Assessing Effects of Development on Transport Capacity); 6.4 (Enhancing London's Transport Connectivity); 6.5 (Funding Crossrail and Other Strategically Important Transport Infrastructure); 6.7 (Better Streets and Surface Transport); 6.9 (Cycling); 6.10 (Walking); 6.12 (Road Network Capacity); 6.13 (Parking)

London's Living Spaces and Places:

7.1 (Lifetime Neighbourhoods); 7.2 (An inclusive Environment); 7.3 (Designing Out Crime); 7.4 (Local Character); 7.5 (Public Realm); 7.6 (Architecture); 7.8 (Heritage Assets and Archaeology); 7.13 (Safety, Security and Resilience to Emergency); 7.14 (Improving Air Quality); 7.15 (Reducing and Managing Noise); 7.18 (Protecting Local Open Space and Addressing Local Deficiency); 7.19 (Biodiversity and Access to Nature); 7.21 (Trees and Woodland)

Implementation and Monitoring Review:

8.2 (Planning Obligations); 8.3 (Community Infrastructure Levy)

Draft London Plan

The draft New London Plan (DLP) is at an advanced stage. In December 2019, the Mayor issued the "Intend to Publish" version of the emerging New London Plan. After considering that Plan, on 13 March 2020 the Secretary of State for Housing, Communities and Local Government wrote to the Mayor making a series of eleven Directions to the Plan. The Mayor cannot publish the New London Plan until the Directions have been incorporated, or until alternative changes to policy to address identified concerns have been agreed. Those

policies affected by the Directions carry moderate weight, whilst those with no modifications can carry significant weight.

Due to the advanced nature of the DLP increasing weight should be attached to those policies which the Inspector's report considered sound. Nevertheless, the London Plan 2016 remains the statutory development plan until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2016 London Plan, while noting that account needs to be taken of emerging policies.

Barnet Local Plan

The development plan documents in the Barnet Local Plan constitute the development plan in terms of local planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). The relevant documents comprise the Core Strategy and Development Management Policies documents, which were both adopted in September 2012. The Local Plan development plan policies of most relevance to the determination of this application are:

Core Strategy (Adopted 2012):

CS NPPF (National Planning Policy Framework - Presumption in favour of sustainable development)

CS1 (Barnet's Place Shaping Strategy - Protection, enhancement and consolidated growth - The three strands approach)

CS3 (Distribution of growth in meeting housing aspirations)

CS4 (Providing quality homes and housing choice in Barnet)

CS5 (Protecting and enhancing Barnet's character to create high quality places)

CS7 (Enhancing and protecting Barnet's open spaces)

CS9 (Providing safe, effective and efficient travel)

CS10 (Enabling inclusive integrated community facilities and uses)

CS11 (Improving health and wellbeing in Barnet)

CS12 (Making Barnet a safer place)

CS13 (Ensuring the efficient use of natural resources)

CS14 (Dealing with our waste)

CS15 (Delivering the Core Strategy)

Development Management Policies (Adopted 2012):

DM01 (Protecting Barnet's character and amenity)

DM02 (Development standards)

DM03 (Accessibility and inclusive design)

DM04 (Environmental considerations for development)

DM06 (Barnet's Heritage and conservation)

DM08 (Ensuring a variety of sizes of new homes to meet housing need)

DM10 (Affordable housing contributions)

DM13 (Community and education uses)

DM15 (Green belt and open spaces)

DM16 (Biodiversity)

DM17 (Travel impact and parking standards)

Local Supplementary Planning Documents:

Affordable Housing (February 2007 with updates in August 2010)

Delivery Skills, Employment, Enterprise and Training from Development through S106 (October 2014)

Green Infrastructure (October 2017)

Planning Obligations (April 2013)
Residential Design Guidance (April 2013)
Sustainable Design and Construction (April 2013)
Wood Street Conservation Area – Character Appraisal Statement (July 2007)

Strategic Supplementary Planning Documents and Guidance:

Barnet Housing Strategy 2015-2025
Accessible London: Achieving an Inclusive Environment (April 2004)
Sustainable Design and Construction (May 2006)
Wheelchair Accessible Housing (September 2007)
Planning for Equality and Diversity in London (October 2007)
All London Green Grid (March 2012)
Housing (March 2016)
Shaping Neighbourhoods: Play and Informal Recreation (September 2012)
Affordable Housing and Viability (2017)
The Control of Dust and Emissions during Construction and Demolition (July 2014)
Mayor's Transport Strategy (2018)
Play and Informal Recreation (September 2012)

Barnet's Local Plan (Reg 18) 2020

Barnet's Local Plan Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. It is Barnet's Emerging Local Plan.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

The Community Infrastructure Levy Regulations 2010

Planning obligations need to meet the requirements of the Community Infrastructure Levy Regulations 2010 (as amended) to be lawful. Were permission to be granted, obligations would be attached to mitigate the impact of development which are set out in Section 10 of this report.

PLANNING ASSESSMENT

Site Description

The application site, known as land adjoining The Whalebones, comprises a largely green and undeveloped area of land located between Wood Street and Wellhouse Lane, within the ward of Chipping Barnet. The site is private land and has no public right of access.

Overall, the application site measures approx. 4.3 hectares and is divided into two land parcels, between which lies 'The Whalebones', a Grade II Listed single dwelling and its associated private vehicle driveway which is accessed from Wood Street. These fall outside of the application site boundary and are not proposed to be altered as part of this application. The site also contains a building currently used as a studio by the Barnet Guild of Artists and the adjoining stable block is used by the Barnet Beekeepers' Association. There are also a series of outbuildings used in association with the smallholding use of the site.

The site parcels are bound by Wood Street (A411) to the north and Wellhouse Lane to the south. To the east of the site is a dwelling house (2 Wellhouse Lane) and its associated garden. To the west of the site is a residential redevelopment by Linden of 114 homes. Further to the south of the site lies the Barnet Hospital and associated hospital parking, as well as a public bus interchange.

It in terms of local designations, the site is wholly located within the Wood Street Conservation Area, is located within Flood Zone 1 and has a Public Transport Accessibility Level (PTAL of 2). There are a number of trees throughout the site, including trees which are subject to Tree Preservation Orders. The site is also allocated as 'Site No.45' under Barnet's Draft Local Plan (Reg 18) January 2020 proposed for residential development with mixed uses including community facilities and local green space.

Proposed Development

This application seeks planning permission for the demolition of non-listed structures and construction of a new single storey building to be used as an artists'/bee keepers' studio building (Use Class D1) with 14 associated parking spaces and new vehicular access point off Wellhouse Lane. Construction of 152 new residential dwellings (Use Class C3-40% affordable) consisting of 53 single family dwellings and 99 flats ranging from 2 storey to 4 storeys in height with 179 parking spaces and 4 visitor parking spaces. New landscaping, public open space, play areas, public realm, ecological enhancements and private agricultural land. Creation of new vehicular access points off Wood Street and off Wellhouse Lane. New pedestrian and cycle access points off Wood Street and Wellhouse Lane, restricted emergency vehicle access off Wellhouse Lane.

Overall, the proposal would provide a total of 152 units with 40% as affordable housing by units equating to 61 units of both social and intermediate tenure.

The scheme provides a total of 1.7ha of public open space on site, comprising of play areas (Areas A & C), healing garden in Area C, woodland walk and formal/informal paths and other publicly accessible areas including the ponds and meadows. In addition to the above, private and communal gardens are proposed to the residential houses and apartments throughout the development area. An area to the east of the site (0.12ha) will be maintained for continued agricultural smallholding for the existing tenant.

The scheme would provide a total of 197 car parking spaces which would be allocated at surface level for the houses and at lower ground/basement levels for the apartment blocks. 179 spaces are proposed to be allocated to the residential units, 14 spaces to artists and beekeeper studio spaces and 4 visitor car parking spaces. There would also be secure cycle parking spaces for 298 spaces for residents and 9 spaces for studio visitors.

The proposed scheme is divided into three distinct sub-areas; A, B and C.

Area A:

Area A is located on the western side of the site and will comprise of 147 new houses and apartments. Low rise 2 storey houses are proposed along the northern boundary and secondary streets throughout this area with some 3 storey houses positioned at the end of streets. The proposed apartment blocks are positioned along the western and southern boundaries and comprise of 3 and 4 storeys.

A new site access would be created from the north of the site, off Wood Street and would have a main spinal route to the south. However, the access proposed along Wellhouse Lane to the south is for emergency vehicle access only, but would also provide pedestrian and cycle access.

A number of 'door step' play areas would be strategically located throughout the residential area, as well as a Woodland Walk – a 'meandering' footpath along the eastern boundary of Area A. Communal gardens for the apartments would also be included.

Area B:

Area B is located at the north of the site and will provide new, public open space, together with a network of footpaths to allow direct pedestrian and cycle connections to Wood Street. It would also provide ecological and biodiversity enhancements through the provision of a refurbished pond, installation of a boardwalk and central grassed areas.

Area C:

Area C is proposed to comprise of a mix of residential, community and open space uses. To the north of this area, new public open space is proposed, including a large locally equipped play area and a network of footpaths to connect pedestrians and cyclists to Wood Street and Wellhouse Lane, as well as ecological and biodiversity enhancements. Also proposed in this area, is a 'Healing Garden' which aims to provide a peaceful garden setting with users of the adjacent hospital in mind.

Along the eastern edge of the Site in Area C, it is proposed to maintain an area of land (approx. 0.12ha) to maintain as an agricultural smallholding for poultry with stock proof fencing for the existing tenant.

A new purpose-built studio building (comprising 253sqm) for the existing artist and beekeeping groups is proposed along southern part of the boundary. A dedicated visitor parking area is proposed to the east of the building, accessed from Wellhouse Lane. This access also provides access to the small holding and to Wellhouse Cottage. The cottage is currently accessed from Wood Street, via The Whalebones arch and across the field. With that field proposed as open space, an alternative access is needed for Wellhouse Cottage.

To the west of the Studio, five new dwelling houses are proposed which would be served by a dedicated vehicle access. These homes would be a mix of 2 to 3 storeys.

Revisions and additional information

During the course of the assessment, following advice from the Council's Traffic and Development service, the original proposed compact roundabout on Wood Street has been replaced with a new crossroads junction.

Relevant Planning History

Reference: 19/2880/FUL

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: Approved subject to conditions

Decision Date: 22/07/2019

Description: Single storey rear extension following removal of the rear storage lean to.
New hard and soft landscaping

Reference: 19/2881/LBC

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: Approved subject to conditions

Decision Date: 22/07/2019

Description: Single storey rear extension following removal of the rear storage lean to.
New hard and soft landscaping

Reference: 19/0414/FUL

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: Withdrawn

Decision Date: 03/04/2019

Description: Single storey rear extension following removal of the rear storage lean to.
New hard and soft landscaping

Reference: 19/0415/LBC

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: Withdrawn

Decision Date: 03/04/2019

Description: Single storey rear extension following removal of the rear storage lean to.
New hard and soft landscaping

Reference: 18/4994/HSE

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: refused

Decision Date: 16/10/2018

Description: Single storey rear extension following removal of the rear storage lean to.
New hard and soft landscaping.

Reference: 18/4995/LBC

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: Refused

Decision Date: 16/10/2018

Description: Single storey rear extension following removal of the rear storage lean to.
New hard and soft landscaping.

Reference: 18/0786/RCU

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: Approved subject to conditions

Decision Date: 24/04/2018

Description: Construction of vehicular and pedestrian access gates set within 3no brick clad piers (Retrospective Application)

Reference: 18/0787/LBC

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: Approved subject to conditions

Decision Date: 24/04/2018

Description: Construction of vehicular and pedestrian access gates set within 3no brick clad piers (Retrospective Application)

Reference: 17/6993/FUL

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: Approved subject to conditions

Decision Date: 22/02/2018

Description: Removal of an existing timber storage shed and replacement with oak framed/timber clad barn style store/hobby room

Reference: 17/7039/LBC

Address: Whalebones Wood Street Barnet EN5 4BZ

Decision: Approved subject to conditions

Decision Date: 22/02/2018

Description: Removal of an existing timber storage shed and replacement with oak framed/timber clad barn style store/hobby room

Reference: B/01924/11

Address: The Studio, Whalebones, Wood Street, Barnet, Herts, EN5 4BZ

Decision: Approved subject to conditions

Decision Date: 05/09/2011

Description: Provision of new access ramp and handrails to existing Art studio.

Reference: N09123K/00

Address: Land at Whalebones Wood Street Barnet Herts EN5 4BZ

Decision: Approved subject to conditions

Decision Date: 08/06/2000

Description: Erection of bio treatment tank to replace chemical toilet.

4. Public Consultation

As part of the consultation exercise, 1157 letters were sent to neighbouring properties and residents. In addition, the application was advertised in the local press and a site notice posted.

Following the submission of revised plans which comprised of alternative highways junction layout at the entrance of Wood Street, a period of re-consultation was undertaken on the 30/07/20.

Overall, 855 responses have been received, comprising 830 letters of objection and 8 letters of support. This does include multiple letters from the same household as a result of the re-consultation period.

The objections received against the application as a whole can be summarised as follows:

- Contrary to London Plan and Barnet Local Plan policies;
- Contrary to Conservation Area policy;
- Out of character of the area;
- Overdevelopment of the site;
- Scale is overbearing;
- Overcrowding by number of units proposed;
- Loss of the open character of the grounds;
- Design is unsympathetic to the area;
- Loss of green space;
- Provision of more community facilities is required;
- Proposed community benefits do not outweigh harm;

- Increased density;
- Loss of views in and across the site;
- Impact on Grade II Listed Whalebones building;
- Four storey building will be highly intrusive;
- Loss of light;
- Overlooking;
- Increased noise and air pollution;
- Loss of landscape and wildlife diversity;
- Impact on ecology;
- Trees are protected by Tree Preservation Order;
- Loss of existing trees;
- Adverse effect on local traffic;
- Insufficient parking spaces;
- A new roundabout on Wood Street will further block traffic;
- Site is not close to good transport links;
- Overspill of cars on to surrounding streets;
- Inadequate Access points
- Disrupt emergency services and access to hospital;
- Increase in traffic
- Increased air pollution
- Impact on air quality;
- Risk of flooding;
- Harmful to the environment;
- Loss of agricultural land;
- Impact on local infrastructure;
- Disruption during construction;
- land left in a covenant and should not be built on.

The letters of support received can be summarised as follows:

- Provision of significant public space;
- Site design is of a high quality and relatively well proportioned;
- Proposals ensure the boundary screening of trees will remain;
- The public will for the first time will be able to use the space;
- Good architecture;
- More community use on the land;
- Advantages offered outweigh the disadvantages;
- Land neglected for many years;
- Cannot be accessed by the public since there are no rights of way across it;
- Much needed housing provision;
- Open space that the public can actually use and enjoy;
- New community facilities.

Elected Representatives:

Rt Hon Teresa Villiers MP

I write to submit my objections to the proposal to construct 152 new residential dwellings on the Whalebones Park site, together with the construction of a new roundabout off Wood Street.

I would appeal to the planning committee to turn down the application. The site's size, location and history make it especially sensitive. Although Whalebones is not designated as green belt, it includes the last remaining fields near the town centre and is an integral part of the Wood Street Conservation Area.

If accepted, the plans would amount to a serious breach of Conservation Area policy which was put in place to protect a location of significant historical and environmental importance. The scale, massing and density of the plans are inappropriate for a site of this sensitivity and amount to an overdevelopment. They would also cause unacceptable loss of wildlife habitats and biodiversity.

Whilst in principle I would welcome one aspect of the proposal - the replacement of the current facilities at Whalebones for local artists and bee keepers – the benefits flowing from that part of the project would not be sufficient to justify the overall damage done by the proposed development.

Conservation area

I have seen a copy of the Barnet Society's representations in which they state that the council's Wood Street Conservation Area Character Appraisal Statement (2007) says that *"The Council will seek to ensure that new development within the conservation area seeks to preserve or enhance the special character or appearance of the area ..."*. I share the Society's view that this application does neither.

The conservation area extends this far west in order to take in Whalebones as an area of special character. Paragraph 4.2 of the Character Appraisal states, *'The elevated position enjoyed by Wood Street allows long range views down side roads to the south over the open countryside of the Dollis Valley... This is central to defining the area's special character.'*

Among Whalebones' key characteristics listed in 6.5 is this: *'The open rural character of the grounds and views in and across the site are highly important aspects of the character of the conservation area and echo the Green Belt and the open country beyond.'* If the project proceeds in its present form, over half the site – most of which is currently green – would be lost to residential development. It would lose its rural character and links with the green belt and open country.

Historic England concurs. Its advice dated 12 April 2019 to the developer's consultants, Brighter Planning, states, *"...the spread of development across the site would collectively represent a visible urban hardening to this western part of the conservation area. This means the prominence of its open natural landscaped character and views out into Dollis Valley, which it is currently noted for, would be somewhat reduced. In our view this would present harm [to] the character and appearance of the conservation area."*

Approval of this application would create a very bad precedent for other Barnet conservation areas. The Barnet Society sum up a fundamental objection to the plans as follows: *"As well as offering important open views across the site north and south, the meadow at the west end is an essential natural and visual buffer between Chipping Barnet and Arkley; without it, they will lose their separate identities forever". The development would thus lead to a*

profound change in the character of the surrounding neighbourhood, exactly the kind of change which the Conservation Area was introduced to prevent.

Over-development and traffic impact

Because of the number of new homes proposed, there will be an adverse effect on local traffic. This would add to congestion already routinely experienced in Wood Street, particularly during rush hour and at school drop-off and pick up times. Constituents living in the next door development of Elmbank have told me that it is currently faster to walk into Barnet during rush hour times than to drive or take the bus because of the volume of traffic.

I note that in total 179 parking spaces have been allocated for the residential aspect of the development. This provision is unlikely to cover all the cars the new residents will own. If this development goes ahead overspill parking on surrounding roads is inevitable. A constituent living in the Elmbank development has pointed out that because of present problems with parking and congestion, residents are already parking on the pavements. With the additional numbers envisaged on the Whalebones site, this situation can only worsen.

I note the points from the Transport Assessment provided by Hill Residential, that “*High Barnet town centre, which provides a range of services and facilities including shops, banks and cafes, is approximately 1km from the development site which equates to an approximate 10-15 minute walk. Two sets of bus stops are directly adjacent to the site, on Wood Street and adjacent to Barnet Hospital car park.*”

I believe that it is naive to predict that new residents will walk or cycle to the town centre to do a family shop. The distance from local shops, schools and the nearest tube station means that residents of the new development would inevitably be primarily dependent on their cars for getting around. The figure of 47 vehicles leaving the site during peak time cited by the developers as the expected maximum is far too low for a development of this size. As well as residents' cars, vans and refuse trucks would be needed to service the 152 homes, further adding to congestion.

The creation of a new roundabout to access the site will not remedy traffic problems.

The development is far too dense for such a sensitive area. It is more dense than the Elmbank development next door which has 92 dwellings. The design, scale, massing and density of the development is not in keeping with the character of the surrounding area. Many of the buildings proposed (particularly the western blocks of flats) would be visually overbearing.

Lastly, many constituents have mentioned their concerns about the impact on local services and infrastructure of such a significant increase in population - possibly up to 500. This increase would be in addition to the substantial development recently constructed at Elmbank.

Access points

I note that new pedestrian and cycle access points off Wood Street and Wellhouse Lane will be created. However, the restricted emergency vehicle access off Wellhouse Lane, opposite the A&E department of Barnet Hospital, could be difficult to enforce and there is a danger that in the future it might be used as a 'rat run' by residents keen to avoid slow traffic in Wood Street. Presently, the top of Wellhouse Lane is currently 'access only' for the hospital

or for the few of those needing to get on to Wood Street from Mays Lane and its surrounding areas. However, unless the restricted emergency access is robustly enforced, potentially hundreds of cars from the development could use it to avoid Wood Street. This would increase congestion and, critically, possibly prevent ambulances from being able to leave or get to accident and emergency quickly and safely.

Allowing a development which would intensify traffic problems outside our local hospital, worsening problems with noise and air pollution would seem to be unjustified.

Environment and biodiversity

The Whalebones site provides a green lung in the middle of a built up area which helps to fight pollution. The loss of trees and open space in this area will not assist in efforts to improve local air quality.

Constituents have pointed out to me that the wildlife habitat provided by the site and by the gardens of Whalebones Park currently supports foxes, badgers, squirrels and muntjac deer. The deer return every year during their breeding season, accessing Whalebones through neighbouring green areas. Wildlife includes Grey Wagtails, a bird which is currently on the Red List because of declining numbers. I understand from local residents that the site is a feeding ground for the local colony of swifts, a species whose numbers have also fallen. The swift colony along this part of Wood Street is one of a handful now existing in High Barnet. The site also supports bats and has breeding tawny owls.

All these will be at risk once construction work starts because these birds and mammals cannot be protected whilst the work is going on. There is no guarantee that they will return or there will be sufficient natural habitat for them to return to on completion of the work. The proposed development will result in the loss of a substantial part of the open fields. Those areas being promoted as recreation areas will not have the same characteristics as the present fields and the rich biodiversity will be lost.

The impact of the proposed development needs to be looked at in the context of its impact on the whole Whalebones area. This includes Whalebones Park which is surrounded by the fields which are the subject of this application and consists of the Grade II listed Whalebones House and its gardens. This is a location where proposals for development have been rejected in the past.

The proposed new buildings will have a significant impact on Whalebones Park. In particular, they could negatively affect the biodiversity of three natural wildlife ponds in the garden of Whalebones Park. The ponds are fed by underground springs in the adjoining fields. They also rely on run off from the fields.

I am told by my constituents who live at Whalebones House that the ponds have a rich and varied environment and make an important contribution to local biodiversity. Each pond has a growing and vibrant population of dragon flies, frogs, beetles and newts that use the fields as a network to move between the ponds. The excavation for underground facilities for the proposed residential blocks will be significantly deeper than any of the ponds in Whalebones Park. This will have an adverse effect on maintaining the current water levels. There has been no assessment of this impact in the documents submitted by the developer to support the application.

I am also concerned that there are not adequate plans by the developer on how to protect the historic whalebones arch during the construction phase if the application is approved.

I would be grateful if my comments and objections, and those of my constituents, could be carefully considered by the planning committee before a decision is reached. I would welcome the chance to speak at the planning committee when it considers this important issue for my constituents.

A e-petition on my website opposing this development has attracted has gained over 1250 signatures. I presented a copy of this petition in Parliament and I am enclosing it with this objection letter. I would urge the planning committee to listen to the objections raised by my constituents and turn down this application.

Cllr. Roberto Weeden-Sanz

I am writing to object to plans for the construction of 152 units on Whalebones.

The plans are a serious breach of Conservation Area policy which is meant to preserve sites like this which have historical importance. The scale, massing and density of the proposals are not appropriate for Whalebones and are a considerable overdevelopment of the site. Building so many units would also have an irreversible negative impact on wildlife habitats and biodiversity.

The site's size, location and history make it unique. Whalebones is an integral part of the Wood Street Conservation Area.

The Conservation Area was made to extend this far west specifically to include Whalebones. The plans could concrete over half this site. It would lose its rural character and links with the green belt and open country.

The development will change the character of the surrounding neighbourhood, exactly the kind of change which the Conservation Area was introduced to prevent.

The number of new homes proposed will lead to an adverse effect on local traffic, adding to congestion already routinely experienced in Wood Street, particularly during rush hour and at school drop-off and pick up times. A development of this size is likely to generate far more traffic than is estimated in the documents supporting the application. The prediction that only 47 vehicles will leave the site during peak time is far too low to be realistic

The provision for parking on-site is woefully inadequate for all the cars the new residents will own. If this development goes ahead, overspill parking on surrounding roads is inevitable, in an area where parking spaces are already under pressure.

The development is far too dense for such a sensitive area. It is denser than the Elmbank development next door which has 92 dwellings. The design, scale, massing and density of the development is not in keeping with the character of the surrounding area. Many of the buildings proposed (particularly the western blocks of flats) would be visually overbearing.

The impact on local services and infrastructure of such a significant increase in population would also negatively impact the area. This increase would add to the pressure already felt as a result of construction of substantial development next to Whalebones at Elmbank.

The Whalebones site provides a green space in the middle of a built-up area which. The loss of trees and open space in this area would not help efforts to improve local air quality and would make pollution levels even worse.

Cllr Felix Bryers

The number and content of comments already submitted to date illustrates the extent of immense justified local opposition to this application.

Besides the loss of amenity, I trust that the officer's report will give exhaustive consideration to various legitimate concerns about breach of the Wood Street conservation area protections.

Besides and arguably more significantly than a loss of heritage, development on this site along the lines of what this application proposes is likely to deliver a negative impact on biodiversity at the location - one of its defining virtues at present.

More straightforwardly, the scale of what is proposed represents an attempt at overdevelopment that would exacerbate already notable problems with traffic, parking and air pollution. Roads in the vicinity are already densely parked, and provision of parking spaces as proposed is insufficient to avoid worsening the problem.

The application seems to contravene any number of points in the Local Plan and, most unacceptably, proposes to delete invaluable open green space from London.

Neighbouring / Residents Associations and Local Amenity Groups

Hendon and District Archaeological Society

This is a large site on the edge of the ancient settlement of Barnet which may well contain remains of archaeological importance, and most of it has not been built on in recent times. The Archaeological Assessment submitted with the application envisaged that Barnet could request a programme of archaeological investigation and recording to be carried out, in order to mitigate the loss of any potential remains (in whole or in part), in a manner proportionate to their importance and the impact, should permission be granted. The Society believes that the Council should so request.

The Barnet Society

The Barnet Society objects on two grounds: (1) unacceptable breach of Conservation Area policy; (2) overdevelopment of the site. We also have concerns about sustainability.

CA Policy: The Council's Wood Street CA Character Appraisal Statement says that, 'The Council will seek to ensure that new development within the CA seeks to preserve or enhance the special character or appearance of the area...' This application would do neither. Among Whalebones' key characteristics listed in 6.5 is this: 'The open rural character of the grounds and views in and across the site are highly important aspects of the character of the CA and echo the Green Belt and the open country beyond.' The site would lose its rural character and links with the Green Belt and open country. Historic England concurs: 'In our view this would present harm [to] the character and appearance of the CA.' As well as offering fine open views across the site, the meadow at the west end is an essential natural and visual buffer between Chipping Barnet and Arkley. Approval of this application would create a very bad precedent for other Barnet CAs.

Overdevelopment: We are unconvinced that so many homes are necessary to pay for replacing the studio and upkeep of the rest of the estate. A serious consequence of the

quantity and type of new homes would be some 200 additional cars and 300 cycles, particularly in Wellhouse Lane around the bus terminal. A further unfortunate consequence would be higher levels of air and noise pollution. We also have concern about ground conditions.

Sustainability: We are not persuaded that the ecological impact of the development could be entirely mitigated. Its environmental standards are an advance on today's norms, but fall short of tomorrow's challenge. Development of this exceptional site on the proposed scale could only be justified by adopting exemplary design targets.

Herts and Middlesex Wildlife Trust

Welcome the use of the Biodiversity Metric to determine ecological impact. However, the full calculation spreadsheet, needs to be supplied in order to verify the calculation.

From the information that has been supplied, there appear to be many over estimates of condition to be achieved post development, and the time in which it would take to achieve these, which have not been appropriately justified. The DEFRA Metric v2 and technical guidance to accompany it were only released in July 2019 and yet this report claims to use them. It was produced in June 2019. Scrutiny of the claims in the report and the technical guidance reveal that it is not consistent with this material in either condition, or time to condition. Most notably the post development condition claims are wholly over estimated e.g. hedgerows, woodland, and grassland.

This application cannot be determined until the full calculation has been supplied, with reference to the appropriate supporting technical documents, and with condition and time to condition estimates appropriately justified.

All time to condition and condition estimates must be fully supported by management regimes needed to achieve each habitat condition in the stated time span, and then maintained in perpetuity. These regimes should be fully funded with responsibilities clearly laid out.

At present this application does not show a net gain in biodiversity because it does not include an acceptable biodiversity impact calculation. This must be addressed or the application refused.

Barnet Residents Society

We do recognise that development on a recognised green space in the Conservation Area is not something that should be too readily accepted. But after considering the many factors both in support and against the development we have concluded that on balance we do support the proposal.

A key factor we considered is that whilst the site is currently fallow land apart from the area where poultry are kept, and indeed now features substantial wildlife, historically it was a working farm. As such the current fallow state is a historical anomaly and this land should be recognised as being appropriate for human activity. We are also aware that the Trustees wish to dispose of the site and close down the Trust. So, it is inevitable that there must be change, and it would seem highly likely that would again involve significant human activity. Any ideas for alternative use would have to be both viable and acceptable to the Trustees and we are not aware that any viable alternatives have been put forward. We see no reason to dispute the assessment in the application that the land could not be economically used

again for farming.

It is also the case that the site is not accessible to the public and because of extensive boundary screening views are very restricted. Thus, whilst the site does indeed offer a 'green lung', supports bio-diversity and is valued as an open space in a developed area, the advantages are of limited value.

Within the overall area of Whalebones Park, both Whalebones House and the farm cottage, each with extensive wooded areas, will remain untouched. With these areas added to that designated in the Application as parkland and recreational use, approaching 60% of the overall site area will remain 'green'. Positive aspects include the planting of 165 new trees and the parkland, managed by the well-resourced Land Trust, will put emphasis on encouraging wildlife and flora. Overall the extra trees should make a significant contribution to pollution control, whilst residents, and staff, visitors and patients from the Hospital should derive substantial benefit from the opening up of much of the site as parkland, including the ability to admire views which are currently restricted.

Turning now to the housing development, we do have reservations regarding the density and especially the size of the three blocks of flats to the eastern boundary, and we would have preferred more small family houses rather than a majority of flats. But we do consider the architecture to be of good quality and with a maximum height of four storeys at the lowest point, and being consistently a little lower than the adjacent Elmbank development, we consider the height will not be unduly intrusive. The housing area will also have extensive landscaping which should substantially soften the impact. We note that Highways have no reservations regarding traffic, and indeed pedestrian access to the Hospital and the bus terminus should offer significant employment and public transport opportunities that substantially reduce demand for car travel.

Development in conservation areas is permissible provided Councils ensure any development meets the obligation to 'preserve and enhance'. On balance, accepting that change is inevitable, we consider the advantages offered by this development outweigh the disadvantages, especially as the areas remaining 'green' will offer the community greater amenity value than is the case now. And if the application is turned down we will have continuing uncertainty until an alternative use is found, which could conceivably be far less appealing than what is now being proposed.

Trustees of The Gwyneth Cowing Foundation

So the purpose of this letter is to indicate our total support for what is proposed both as to the principle and the detail. A huge amount of time has been spent by the trustees of the Will Trust and 1968 Settlement and their advisers in consulting various interested parties and modifying the proposals accordingly where appropriate and possible to do so.

There is one specific matter we would like to draw to your attention, although not one of planning. Some adverse comment has circulated about the treatment of the agricultural tenant of most of the area the subject of the application, Peter Mason. The truth of the matter is that he and his wife have been kept fully informed throughout the process and The Foundation Trustees have agreed that, if this application is granted, they may continue to live in the cottage on our land they presently rent for the lifetime of the survivor of them rent free (a payment to cover the resulting loss of income to The Foundation Trustees being made by The Will Trustees). In addition (as per the application) an area of land, "The Mason Plot", will be transferred to the Foundation charity to enable the Masons to continue keeping poultry immediately adjacent to their cottage.

While the present agricultural use of the land the subject of the application is no longer practicable the Foundation Trustees are pleased that on a smaller scale it will continue on their land.

We are delighted to see significant parts of the land opened up for public access as open space and to see the biodiversity enhancements proposed, making a positive contribution to the amenity of this part of High Barnet. High Barnet is an expensive place to live and the affordable housing will also be a significant local benefit.

We are also delighted that the proposal includes the provision of a new studio for The Barnet Guild of Artists and The Barnet Beekeepers which has been designed with their input to ensure it meets their needs and provides significantly more and better space than they currently have access to. Miss Cowing was a supporter of both groups. Initially this will be by a gift of the relevant land to us as trustees of The Cowing Foundation with a view to passing the completed building on to a newly to be formed artists' charity. There are some 200 local artists and beekeepers who will benefit from this gift.

Barnet & District Beekeepers Association

I write as chairman of Barnet & District Beekeepers Association (which is made up of more than 100 members) to support the application by the Trustees of The Gwyneth Cowing Will Trust & 1968 Settlement and Hill relating to the Trustees' land adjoining Whalebones House, Wood Street, Barnet.

Obviously, we welcome the provision of a new studio building. Our current building lacks sufficient facilities and is far too small for member meetings. We have occupied our present facilities on the site rent free for very many years thanks initially to the generosity of Miss Cowing herself and, since her death in 1987, of her trustees. The new building will give us greatly improved facilities not least in terms of double the space and easier access particularly for our more elderly members and car parking. Without this new facility, there is some doubt as to whether we can continue to train local people in the craft of beekeeping, to continue to educate our local schools and non-beekeepers about the benefit of bees as a pollinator.

We also very much welcome both the proposed provision of public access to much of the land the subject of the application and the proposed mixture of private and very significant affordable housing which will be of great benefit to the area

Barnet Guild of Artists

I am the Chairman of the Barnet Guild of Artists and write in favour of the Whalebones development, for our members. The Guild was moved into a purpose-built studio at Whalebones by the good offices of Gwyneth Cowing in 1961. We now have over 150 artists members and membership is growing. The Barnet Guild of Artists would welcome a new studio with improved facilities, which are catered for in the plans submitted by the Trustee of the Gwyneth Cowing Will Trust.

Responses from External Consultees

Greater London Authority (GLA)

Strategic issues summary

Principle of development: Given that the application site meets the definition of Open Space in the London Plan and draft London Plan and is within an Area of Public Open Space Deficiency, it is disappointing that the site is not designated as protected Open Space. In any event, the proposed housing development on private, non-designated open space would result in the loss of significant green cover. Although new publicly accessible open space is proposed, the extent to which this addresses local deficiency is questioned. Consideration should be given to increasing the quantum of public open space and if necessary, reducing the quantum of housing. The re-provision of the artists' and bee keepers' studio is supported.

Affordable housing: The scheme would deliver 37% affordable housing (by habitable room), without public subsidy, and would qualify for the Fast Track Route subject to satisfying all other relevant borough and Mayoral policy requirements, especially the delivery of an acceptable quantum and quality of publicly accessible open space.

Heritage and urban design: Concerns relating to the permeability and legibility of the site for pedestrians and cyclists must be addressed. The less than substantial harm to the Wood Street Conservation Area could be outweighed by the public benefits of the scheme, subject to addressing concerns raised regarding the proposed open space and consideration of reducing the visual impact of the scheme.

Environment: The applicant should consider heat pumps and resubmit a revised strategy without CHP. Further details on how SuDS measures at the top of the drainage hierarchy, including green roofs, would be included in the development should be provided as well as additional attenuation storage volume calculations.

Transport: Significant concerns about the impact of the proposed roundabout on access to the site for cyclists and pedestrians; and, on bus operations. Car parking should be reduced and a revised trip generation assessment and a healthy streets active travel zone assessment provided.

Recommendation: That Barnet Council be advised that the application does not yet comply with the London Plan and draft London Plan for the reasons set out in paragraph 47 of this report. However, the resolution of these issues could lead to the application becoming compliant with the London Plan and draft London Plan.

Historic England

Historic England's focus is to comment on designated heritage assets that fall within our statutory remit. Our single area of interest regarding these proposals is the impact of the development in relation to its effect on the character and appearance of the Wood Street Conservation Area. There may also be impacts to the setting of the Grade II listed Whalebones Cottage, which your local conservation specialist will be able to provide advice upon.

The proposed development involves the demolition of the non-listed structures and construction of 152 residential dwellings of between two and four storeys, and new single

storey artist and beekeeper studio building, in addition to landscaping and public realm improvements.

The majority of the development is concentrated in the mostly westerly portion of the site, identified predominately as Area A, with further smaller scale development proposed to the southern edge of Area C and western edge of Area B. Area A appears the least sensitive to change as historically seems to have been subject to different ownership and more intensive land use than the rest of the application site. Area C and some degree Area B, appears to have consistently had a parkland-like character more closely associated with the Grade II listed Whalebones and therefore development here is more sensitive.

From the visualisations provided we are of the view the development is likely to be well screened in longer views through the conservation area and the main visual impact would be limited to short distance views looking south and north across the site from the adjacent paths along Wood Street and Wellhouse Lane respectively.

Whilst the additional landscaping and screening proposed will help to some degree to minimise any potential impact, the spread and visibility of this development across the site would collectively represent a visible urban hardening of the western end of the Wood Street Conservation Area. The ability to appreciate the open and natural landscape qualities and character of the conservation area here would be somewhat eroded, as would the glimpsing views out into Dollis Valley. For these reasons the proposed development would in our view cause harm to the character and appearance of this part of the conservation area.

As mentioned above, paragraphs 192 and 200 of the National Planning Policy Framework emphasise that planning authorities should look for opportunities for new development to enhance or reveal the significance of designated assets, and that they should take account of the desirability of local development making a positive contribution to local character and distinctiveness. We consider that opportunities exist to reduce the adverse impact, preferably by concentrating all the residential development to Area A at the far western edge of the conservation area or through a reduction in height of the taller elements, to better preserve the historic parkland quality of Area C.

Your authority should take these representations into account, and that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Historic England Greater London Archaeological Service (GLAAS)

Although the site does not lie within an archaeological priority area, the site, which has undergone limited previous development has the potential for good archaeological survival. The submitted archaeological desk based assessment indicates that the main potential are for remains associated with the later medieval and post-medieval period. Overall the scale of the proposed development is considered to be substantial.

In light of the scale of the proposed development and the likely survival potential further archaeological evaluation should be carried out in order to fully assess the site's archaeological potential, thus informing any on-going archaeological mitigations. Nationally significant archaeological remains are however not expected, therefore I am happy for any further archaeological works to be carried out in accordance with an archaeological condition.

Natural England

Natural England has no comments to make on this application.

Metropolitan Police - Designing Out Crime

I have previously met with the architects and have discussed the proposal and The Secured by Design (SBD) scheme and have made my recommendations in line with the most recent SBD Homes 2019 guide. Specific guidance was not given in relation to each individual residential block or technical specifications within the development, as I advised the architects that this could be provided in a separate meeting.

I do not wish to object to this specific proposal.

If planning is approved and due to the above and proposed recommendations to the agent, I would respectfully request the inclusion of a planning condition whereby this proposal must achieve Secured by Design accreditation, prior to occupation.

Royal Free London NHS Foundation Trust

Newsteer have been instructed by the Royal Free London NHS Foundation Trust (hereafter "*the Trust*") to make representations on their behalf to the above planning application.

The representations are made following a meeting between the Trust and the applicants on the 4 September 2019 to discuss the proposal in detail, particularly focusing upon the impact the development may have on the operation of the Barnet Hospital.

During this meeting, the following points were discussed:

- Trips to / from Wellhouse Lane and traffic flows along Wellhouse Lane;
- Use and management of the emergency access serving Area A;
- Proposed new vehicular access on Wellhouse Lane;
- Pedestrian accesses crossing Wellhouse Lane;
- Provision of a draft construction management plan;
- Scope of whether opportunities existed to accommodate key workers.

Responses from Internal Consultees

Affordable Housing

Satisfied with the proposed mix and tenures.

Drainage

No objections subject to the attachment of conditions.

Ecology

In reviewing the information submitted to date we consider that the information provided adequately addresses all ecological considerations regarding the proposed demolition of the

existing residence in regards ecological receptors.

Environmental Health

No objection subject to conditions being attached.

Transport and Development

No objections subject to appropriate conditions and planning obligations. Detailed comments are incorporated below in the highways section of the report.

Heritage

The proposed development would cause harm to the character and appearance of the Wood Street Conservation Area and to the wider setting of Whalebones House. The degree of harm from the proposed development would cause is considered to be less than substantial to the significance of the designated heritage assets.

In coming to a decision on the proposed development and in accordance with the NPPF, it will need to be considered whether there are sufficient public benefits which result from the scheme to outweigh the harm caused to the character and appearance of the Wood Street Conservation Area.

PLANNING ASSESSMENT

The NPPF states that planning law requires applications for planning permission to be determined in accordance with the development, unless material considerations indicate otherwise. Development that accords with an up-to-date Local Plan should be approved.

Principle of development / Land Use

Agricultural Use

The site is currently tenanted under an Agricultural Holdings Act tenancy and is used for the keeping of poultry and growing of hay.

Whilst Barnet has no specific policies relating to protection/loss of agricultural land, in order to demonstrate that the land could not be viably used for agricultural purposes, the applicant has provided an Agricultural Viability Report which scopes whether the land could viably continue in the event that the current tenancy agreement ceases.

The conclusions of this report state that following a survey and analysis, any form of agricultural enterprise based at the site would be limited by several factors inherent to its soil type, location, size and the poor-quality infrastructure and facilities on site. The overall assessment is that the site is not an agriculturally viable unit and as a standalone unit, the site would not generate sufficient income.

A further Addendum document was submitted to analyse whether a community farm on either the whole area or part area of the land would be viable. The report raises concerns over the compatibility of keeping livestock on such an urban site and again states that the viability of such a use is limited.

The conclusions of both reports are that an agricultural use (including community farm) is unviable. Officers are satisfied that it has been suitably demonstrated that the land could not be viably used for an agricultural use.

With regards to the current tenant, the Trustees have committed an area of land (approx. 0.12ha) at the eastern end of the application site, adjoining Wellhouse Cottage, to be retained for continued use of the existing tenant as an agricultural small holding. This is secured by a specific obligation in the planning legal agreement.

Open Space

The existing site is privately owned and there is no right of public access. The site comprises of elements of open land and vegetation but also areas of developed land, such as the studio and outbuildings. The site is not designated as open space / public open space within the Barnet Local Plan but it is evident that the site provides significant visual amenity value to the surrounding area. In addition, Map 10 of the Core Strategy illustrates that the majority of the site (areas A and B) lies within an area as being deficient in public open space.

Policy DM15 expects that in areas which are identified as deficient in public open space, where the development site is appropriate or the opportunity arises the Council will expect on site provision in line with the standards set out in the supporting text (para 16.3.6). This text places success and value of an open space on quantity, quality and accessibility. In deficient areas, the Council expects new open space to be provided in line with the following standards; parks, Children's play, sports pitches and natural green spaces.

Whilst the land is not protected public open space, London Plan policy 7.18 does states that the value of green infrastructure not designated as local open space should be taken into account. However, as the site is not publicly accessible, it is limited in the benefits that it provides to the wider community.

The supporting Landscape Design and Access Statement has undertaken a study of existing open spaces within the surrounding area and has produced a series of diagrams to illustrate the existing and proposed effects. The scheme will provide a provision of 1.7ha of public open space which would be principally provided in two areas either side of the Whalebones curtilage. This provision would be considered as "Small Open Spaces", as defined in Table 7.2 of The London Plan. In their comments, the GLA have queried whether the provision of small open spaces is suitable, when the analysis illustrates a demand for a Local Park (usually a single 2-hectare space). It is their preference that a larger public open space should be delivered on this site.

The new public open space strategy will provide a series of spaces including open space, a healing garden, woodland walk, and children's play areas. In addition to this, the proposal includes the provision of agricultural land for the existing tenants, which is located to the east of the site, adjoining Wellhouse Cottage. A woodland walk measuring 1.34km will also be created along the eastern edge of proposed Area A.

Having reviewed the submitted open space study with Planning Policy, Officers consider that in comparison to the existing site position, the proposal will provide significant benefits in the provision of public space in an area of deficit and also provide a range of social, health and educational benefits. Whilst there are other small open spaces nearby, the provision of this open space in this area will allow the areas of deficit around the application site to the north, south and west, the ability to access open space within the recommended walking

distance. The density of built development outside of the proposed 400m bubble decreases and therefore officers are satisfied that this is an appropriate open space provision. Whilst the GLA recommend the provision of a single 2ha park, Officers in taking account of the abovementioned benefits, consider that on balance, the provision of 1.7ha open space delivered through small open spaces is acceptable in this instance.

Officers have explored the additional open space request with the applicant, and it was concluded that there was no obvious way of increasing the space to 2ha without impacting the existing scheme and which would provide significant additional benefits over and above the proposed provision.

Officers consider that the quality of the proposed open spaces is very high and is of considerable quantity. In terms of satisfying the Barnet policy criteria of quantity, quality and accessibility, it is considered that these 3 elements are strongly met by the proposed development.

Overall, 1.7ha of open space represents 39% of the total site area. When the re-provision of agricultural land is combined with the proposed publicly accessible open space and blue infrastructure, the retained green cover equates to around 49% of the total site area.

Community facilities

The application site contains a building currently used as a studio by the Barnet Guild of Artists. The beekeepers utilise the adjacent former stables building which does lie outside of the application site boundary. As part of the applicant's community engagement process, the Artist and Beekeeping groups were engaged to discuss a replacement building and future needs of this space.

A new purpose-built building is proposed within Area C and will provide 253sqm of new floorspace, which will have separate spaces for each group at each end of the building with a central foyer/community space which can be used by either group or the public. All the different spaces would have their own independent entrances.

Barnet Policies CS10 and DM13 outline the Council's expectations for the provision of community facilities. Policy DM13 states that the loss of a community use will only be acceptable in exceptional circumstances where *"New community use of at least equivalent quality and quantity are provided on the site or at a suitable alternative location."*

The proposed replacement building will provide a purpose-built building with an increase of floorspace of 85sqm, with the relevant groups having been engaged in the design of the building. The replacement building will be re-provided within the application site and as such the proposal is considered to be fully compliant in terms of policies CS10, DM13 and the relevant London Plan policies.

Housing Delivery

Policy 3.3 of the London Plan recognises the pressing need for more homes in London and seeks to increase housing supply in order to promote opportunity and provide real choice for all Londoners in ways that meet their needs at a price they can afford. The London Plan has set an annual monitoring target of 2,349 homes for Barnet between 2015-2025, with a minimum provision of 23,489 over the same 10 year period. In the draft London Plan (as set in the London Plan Intend to Publish), the 10 year target for 2019/20 – 2028/29 is 23,640 for Barnet.

Barnet Local Plan documents also recognise the need to increase housing supply. Policies CS1 and CS3 of the Barnet Core Strategy expect developments proposing new housing to protect and enhance the character and quality of the area and to optimise housing density to reflect local context, public transport accessibility and the provision of social infrastructure.

Barnet's Local Plan Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. The application site is designated as Site No.45 and identified for a residential development with indicative capacity of 149 units with 10% mixed uses (community facilities and local green space).

Taking into account the above considerations, the continued use of agricultural land has been demonstrated as unviable and a redevelopment of the site with a residential-led scheme is supported in principle subject to the provision of new open space and community facilities. Any proposed scheme should consider the site's location in the Wood Street Conservation Area and the surrounding suburban character and this has been assessed in the previous sections and will be further assessed within the report.

Residential Density

London Plan policy 3.4 seeks to optimise the housing output of sites taking into account local context and character, the design principles in chapter 7 of the London Plan and public transport capacity. Taking into account these factors, Table 3.2 of the London Plan sets out a density matrix which serves as guidance for appropriate densities in different locations dependent on the aforementioned factors. Paragraphs 8 and 122 of the NPPF encourage the efficient use of land.

It should be noted that the Draft London Plan, takes a less prescriptive approach and Policy D6 states inter alia that the density of a development should result from a design-led approach to determine the capacity of the site with particular consideration should be given to the site context, its connectivity and accessibility by walking and cycling, and existing and planned public transport (including PTAL) and the capacity of surrounding infrastructure. Policy D6 goes on to state that proposed residential development that does not demonstrably optimise the housing density of the site in accordance with this policy should be refused.

The application site has an area of 4.789ha and a PTAL of 2 (poor). The application site is best described as 'suburban' defined within the London Plan as "*areas with predominately lower density development such as, for example, detached and semi-detached houses, predominately residential, small building footprints and typically buildings of two to three storeys.*"

For sites such as these, the London Plan density matrix suggests a residential density of between 150 – 250 hr/ha and 35-65 units per hectare.

The density of the net residential area would equate to 242 hr/ha or 56.3 u/ha which falls within the advised guidance ranges within the density matrix.

In response to those objection comments raised suggesting the proposed density is higher than the adjoining Elmbank development, it comprised of 114 dwellings on a site of 1.57ha, which generated a density of 313hr/ha and 71 u/ha.

Housing Quality

A high quality built environment, including high quality housing in support of the needs of occupiers and the community is part of the 'sustainable development' imperative of the NPPF. It is also implicit in London Plan Ch1 'Context and Strategy', Ch2 'London's Places', Ch3 'London's People', and Ch7 'London's Living Places and Spaces', and is explicit in policies 2.6, 3.5, 7.1, and 7.2. It is also a relevant consideration in Barnet Core Strategy Policies CSNPPF, CS1, CS4, and CS5 Development Management DPD policies DM01, DM02 and DM03 as well as the Barnet Sustainable Design and Construction SPD and Residential Design Guidance SPD.

Unit Mix

Development plan policies require proposals to provide an appropriate range of dwelling sizes and types, taking account of the housing requirements of different groups to address housing need (London Plan Policy 3.8, and Barnet Development Management Policies DPD Policy DM08). The Council's Local Plan documents (Core Strategy and Development Management Policies DPD) identify 3 and 4 bedroom units as the highest priority types of market housing for the borough. Although, this should not be interpreted as implying that there is not a need for a full range of unit sizes.

The development proposes the following unit mix across the application site:

Unit Mix								
Unit type	1B2P	2B3P/4P Flat	2B4P House	3B5P Flat	3B5P House	4B6P House	4B8P House	Totals
Number	44	51	4	4	32	3	14	152
Percentage	29%	36%		24%		11%		100%

In terms of dwelling types which constitute family accommodation provision, the London Housing Design Guide classifies family housing as all units upwards of 2 bedroom 3 person units. Based on this definition the proposal would provide a total of 108 family units equating to 71% of the total number of units on site. 53 of these units would be provided as houses.

Overall, it is considered that the proposed scheme comprises a good mix of housing types and sizes to address the housing preference and need. Officers therefore consider the proposed dwelling mix to be acceptable and in accordance with Policy DM08 of the Barnet Local Plan.

Affordable Housing

London Plan 2016 policy 3.12 advises that the maximum reasonable amount of affordable housing should be sought when negotiating on private residential and mixed use schemes, having regard to local and strategic affordable housing requirements; affordable housing targets; the need to encourage rather than restrain development; the need to promote mixed and balanced communities; the size and type of affordable housing needed in particular locations; the specific site circumstances; the resources available to fund affordable housing; and the priority to be accorded to affordable family housing.

The current application is referable to the GLA and as such the Mayors Affordable Housing and Viability SPG (2017) is relevant. The SPG (2017) introduces a 'threshold approach',

whereby schemes meeting or exceeding 35 per cent affordable housing without public subsidy can follow a 'Fast Track Route'. This means applicants are not required to submit viability information at the application stage, and applications are subject to review mechanisms only if an agreed level of progress on implementation has not been achieved within two years of consent being granted or as agreed with the LPA.

Policy H6 of the draft London Plan sets out a 'threshold approach', where schemes on private, non-industrial sites meeting or exceeding 35% affordable housing by habitable room without public subsidy that meet other criteria are eligible for the Fast Track Route. Such applications are not required to submit viability information to the GLA and are also exempted from a late stage review mechanism.

The Barnet Core Strategy (Policy CS4) seeks a borough wide target of 40% affordable homes on sites capable of accommodating ten or more dwellings with a tenure split of 60% social rented and 40% intermediate housing.

The scheme proposes the following affordable housing provision:

Type	No. Intermediate	No. Social Rent
1 bedroom	6	13
2 bedroom	10	17
3 bedroom	8	7
Sub Total	24 (39%)	37 (61%)
Total	61 (40%)	

The proposal would deliver 40% affordable housing by units with a tenure split of 61% social rent and 39% Shared Ownership. By habitable room, the scheme would deliver 37% affordable housing, with a split of 59% rent and 41% shared ownership.

Therefore, the proposed affordable mix is compliant with Barnet Policy DM10. The Council's Affordable Housing team is therefore satisfied with the number of units proposed and has worked with the applicant on the tenure provision.

Residential Internal Space Standards

The London Plan and Barnet's Sustainable Design and Construction SPD outlines the minimum gross internal floor area required for different dwelling sizes.

All the dwellings in the detailed element of the development meet the minimum standards as demonstrated in the applicant's supporting documents in relation to the unit sizes and also meet the minimum areas for bedrooms, bathrooms w/c's and storage and utility rooms.

The provision of dual and triple aspect units has been maximised and there are no single aspect north facing units. The GLA comment that the units per core for Blocks G and H exceeds the Mayor's Housing SPG guidance, but the cores are split and are designed to incorporate natural light and ventilation, so on balance this is supported.

Wheelchair Access Housing

Barnet Local Plan policy DM03 requires development proposals to meet the highest

standards of accessibility and inclusive design, whilst policy DM02 sets out further specific considerations. All units should have 10% wheelchair home compliance, as per London Plan Policy 3.8.

The submission sets out that 10% of the residential units would be provided as wheelchair adaptable in line with aforementioned policy context and in accordance with Part M4(3) of the Building Regulations. This is considered to be acceptable and a condition is attached which would secure these wheelchair units.

Amenity space

Barnet's Sustainable Design and Construction SPD Table 2.3 sets the minimum standards for outdoor amenity space provision in new residential developments. For both houses and flats, kitchens over 13sq.m are counted as a habitable room and habitable rooms over 20sq.m are counted as two habitable rooms for the purposes of calculating amenity space requirements. The minimum requirements are set out in table below:

Outdoor Amenity Space Requirements	Development Scale
For Flats: 5m ² of space per habitable room	Minor, major and large scale
For Houses: 40m ² of space for up to four habitable rooms 55m ² of space for up to five habitable rooms 70m ² of space for up to six habitable rooms 88m ² of space for up to seven or more habitable rooms	Minor, major and large scale
Development proposals will not normally be permitted if it comprises the minimum outdoor amenity space standards	Householder

The Mayor's Housing SPG sets out a requirement of 5 sq.m of private amenity space for 1 and 2 person dwellings with a further 1 sq.m per additional person.

The proposed amenity provision has been developed to ensure that each dwelling is provided with private outdoor amenity space. The houses are provided with private gardens (and some with additional private roof terraces), or private roof terraces. The apartments are provided with private balconies, and some with additional private terraces.

A total of 1,461sqm of communal gardens would be provided as follows:

- 557sqm for Block H;
- 494.8sqm for Block G;
- 409.4sqm for Block F

The majority of the proposed houses benefit from private rear gardens which are all of a size that exceeds the minimum requirements. The 13x terraced units at the very southern part of the site fronting Wellhouse Lane, are situated over podium parking and share a communal

garden as well as large private terraces.

In addition to the above, all the residents will have access to the 1.7 hectares of landscaped public open space.

Overall, it is considered that acceptable levels of outdoor amenity space are afforded all future residents.

Children's Play Space

London Plan Policy 3.6 requires housing development to make provisions for play and informal recreation based on child yield, referring to the Mayor's SPG Shaping Neighbourhoods: Play and Informal Recreation 2012. Barnet Core Strategy CS7 requires improved access to children's play space from all developments that increase demand, and Policy DM02 requires development to demonstrate compliance with the London Plan.

The proposed development would provide 700sqm of play space in the form of Local Area of Play (LAP), a Locally Equipped Area of Play (LEAP) and a variety of opportunities for natural play features. The Landscape Design and Access Statement sets out the proposed play provision with equipped play areas would be provided in the eastern portion of the site (Area C) for children of all age groups. Within the development area (Area A) there would be three LAPS providing doorstep play for under 5s.

Adults and the over 12+ age group would be further provided for by the play and outdoor sports facilities at Old Court House Recreation Ground which are within 800m walking distance of the site.

Following submission of the application, the GLA updated its population yield multipliers. Based on that the GLA have stated that 817sqm is required, however the additional play space can be easily accommodated on-site and a condition is proposed seeks approval of the further details of the play spaces.

Privacy and overlooking of future residents

Policy DM01 of the Local Plan requires that development have regard to the amenity of residential occupiers. In this regard it is necessary to consider the design of the scheme and the privacy that would be afforded to future occupiers of the development.

The Council's Sustainable Design and Construction SPD (2016) sets that in new residential development, there should be a minimum distance of 21 metres between properties with facing windows to habitable rooms to avoid overlooking.

The Design and Access Statement provides a design response into the positioning of buildings within the development to ensure that there is adequate provision of privacy. Officers consider that the scheme is well designed so to ensure that future occupiers of these units would be likely to enjoy good levels of privacy.

Noise impacts on future residents

In relation to noise impacts on the proposed development, the application is accompanied by a Noise Impact Assessment by Cass Allen Associates Ltd.

The noise survey undertaken found that average noise levels across the site was generally

dictated by road traffic on Wood Street and Wellhouse Lane, with noise also identified from the Barnet Hospital at the southern edge of the site.

The report identifies that areas of the development at the northern and southern edges of the site facing Wood Street and Wellhouse Lane respectively will be subject to the highest noise levels.

The report analyses the acoustic design of the site, internal noise levels, noise levels in external amenity areas and concludes that the design of the development is acceptable subject to adoption of acoustically upgraded glazing and ventilation. The report advises that the development in terms of noise is acceptable.

The submitted Noise Impact Assessment has been reviewed by the Council's Environmental Heath team and satisfied with the information provided, subject to conditions relating to the proposed ventilation and extraction equipment and associated noise mitigation measures.

Air Quality impacts on future residents

An Air Quality Assessment has been submitted in support of the application. The report concludes that the resulting air quality effect of the proposed development will not be significant and future residents will experience acceptable air quality and pollutant concentrations at the worst case receptors along the local road network will be well below the air quality objectives, and all of the impacts are predicted to be negligible.

The submitted air quality assessment was reviewed by the Council's Environmental Heath team who have advised that the proposed development is acceptable in terms of air quality and recommended a number of conditions.

Secure by Design

Policy DM01 requires that the principles set out in the national Police initiative, 'Secure by Design' should be considered in development proposals. The proposed development was subject to consultation with the Met Police who have raised no objections subject to the standard condition. Therefore, a condition would be attached to any permission requiring the proposed development and design to achieve Secure By Design Accreditation.

Design

The National Planning Policy Framework (revised, 2019) makes it clear that good design is indivisible from good planning and a key element in achieving sustainable development. This document states that permission should be refused for development which is of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It identifies that good design involves integrating development into the natural, built and historic environment and also points out that although visual appearance and the architecture of buildings are important factors; securing high quality design goes beyond aesthetic considerations.

The London Plan 2016 also contains a number of relevant policies on character, design and landscaping. Policy 7.1 of the London Plan further emphasises the need for a good quality environment, with the design of new buildings supporting character and legibility of a neighbourhood. Policy 7.4 of the London Plan states that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the

existing spaces and streets in orientation, scale, proportion and mass; contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area; is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings; allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and is informed by the surrounding historic environment. Architectural design criteria are set out at policy 7.6.

Draft Replacement London Plan (DRLP) policy D1B requires development to respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and be of high quality, with architecture that pays attention to detail, and gives consideration to the use of attractive, robust materials which weather and mature well. Policy D2 (Delivering good design) requires masterplans and design codes to help bring forward development and ensure it delivers high quality design.

Policy CS5 of Barnet Council's policy framework seeks to ensure that all development in Barnet respects local context and distinctive local character, creating places and buildings of high quality design. In this regard Policy CS5 is clear in mandating that new development should improve the quality of buildings, landscaping and the street environment and in turn enhance the experience of Barnet for residents, workers and visitors alike. Policy DM01 also requires that all developments should seek to ensure a high standard of urban and architectural design for all new development and high quality design, demonstrating high levels of environmental awareness of their location by way of character, scale, mass, height and pattern of surrounding buildings, spaces and streets. Proposals should preserve or enhance local character and respect the appearance. Policy DM03 seeks to create a positive and inclusive environment that also encourages high quality distinctive developments. The above policies form the basis for the assessment on design.

Masterplan concept

The submitted Design and Access Statement (DAS) and Landscape Design and Access Statement outlines the evolution of the masterplan which has been heavily informed by the heritage and landscape assets. The outcomes of these initial studies categorised the application site into a number of sub-areas: A to the west, B to the north and C to the east.

Area A was identified as offering the most potential for development given the lower landscape quality of two over-grown fields. Area B was considered to have little development potential other than the site of the existing agricultural buildings and artist studio. The Parkland character with mature trees and pond in grassland was identified as potential public open space. Area C was identified as having an important 'parkland' landscape character, especially in the northern half with hedge and tree screening to the grassland setting. The southern site adjacent to the hospital has lower quality planting and opportunity for sensitive development.

The DAS illustrates the evolution of the masterplan following the extensive pre-application discussions, public and stakeholder engagement.

Layout

As directed by the above analysis and discussions, it was found that Areas A and C were considered to have the appropriate built form potential. Area B to the north would be allocated as new public open space.

Area A to the west of the site, comprises the majority of proposed development, comprising of 147 houses and apartments. Area A has been subdivided into 5 parcels sharing similar site levels, with building orientation positioned based on existing topography, landscape and the need to ensure adequate separation distances within each of the parcels. At the northern end of the site, the footprints are considerably set back from Wood Street, varying from 13.5m to 20m. Page 28 of the submitted Design & Access Statement demonstrates that the setbacks are characteristic of this part of the Conservation Area.

The apartment blocks (F, G and H) are located within the middle and southern area of Area A and are orientated facing into the application site and towards Elmbank. The positioning of these blocks is such that there would be a separation distance of between 21.2m to 29.2m from the Elmbank development. As with the northern part of the site, the positioning of parcel 5 at the southern end of the site, the buildings are set back from Wellhouse Road.

Parcel 6 is located within Area C and comprises of 5 houses, as well as the new studio building. The positioning of these buildings is in response to the existing landscape and proposed open space provision to the north.

Overall, Officers are satisfied that the proposed layout of Area's A and C is appropriate. The buildings have been set back from key boundary lines along Wood Street, Wellhouse Lane and the adjacent Embank development. The orientation of the houses is such that they don't directly face towards The Whalebones property in the middle of the site.

Scale and massing

There are a number of building typologies proposed throughout the proposal, comprising of 2, 3 and 4 bedroom houses and 1, 2 and 3 bedroom apartments.

Low rise 2 storey houses have been located along the Northern boundary and along the Secondary Streets, with more prominent 3 storey houses terminate views at the end of Streets. The 2 storey homes along the northern frontage have lower eaves height than those within the site so to further minimise impact on the Wood Street. The apartment blocks vary in height between 3 and 4 storeys dependent on the site topography. The Studio building in Area C has been kept to a single storey.

The scale of the houses being of 2 and 3 storeys is considered to be wholly appropriate and is reflective of the surrounding area. The 3 storey properties are only dotted around the parcels to define end of streets. The massing of the housing is simple in form with traditional roof pitches which helps reduce any perceived massing/bulk.

In terms of the apartment blocks, the DAS illustrates a series of studies and illustrations as to how the massing of these blocks has been developed. The longer blocks are effectively broken into 3 distinct buildings along the frontage, which is emphasised by changes in modelling, materials and roof form. This helps reduce the massing and bulk of the elevations and also the roof forms. The proposed dormer windows are considered small and proportionate to the building and do not dominate the roof scape.

The larger apartment buildings are set within the middle and southern end of Area A where they have a lesser visual impact. The scale of these proposed blocks are comparable to the adjacent Elmbank development and therefore would not be visually out of the character with the surrounding area.

The applicant has submitted a Landscape and Visual Impact Assessment which illustrates the proposed development with a series of wireframes from a number of viewpoints. It is considered that these wireframes illustrate that the proposed development would not be out of context with the surrounding area in terms of scale and bulk. The wireframes also don't take into account the significant proposed new levels of landscaping which will help further screen the development.

The GLA in their comments state that the proposed form and massing reflects the low-rise suburban context and is supported from a strategic perspective.

For the reasons set out above, it is considered that the proposed scale and mass/bulk is appropriate and in keeping with the surrounding character and appearance of the wider area.

Character and Appearance

In terms of materiality, the design and access statement illustrates a series of palettes which comprise of slate and clay tiles, a variety of brick colours and timber and metal elements. The materials have been informed from an analysis of the surrounding area and seek to help the development integrate within the conservation area. The range of proposed materials is considered to be acceptable, however appropriate conditions requiring the submission of the final external materials and details for approval by the LPA would be required.

The architecture presents a high-quality appearance which responds to its surroundings. It is considered that the scheme provides an attractive development which is contemporary in appearance and reflects the traditional features of the conservation area and neighbouring built form. For these reasons, the proposed development is considered to be appropriate and acceptable.

In terms of architecture, the GLA welcome the simple and refined appearance with high quality brickwork. The appearance and use of brick capture the predominate aesthetic of the Conservation Area and adjoining residential properties and respond positively to the surroundings.

Conservation and heritage

Barnet policy DM06 indicates that all heritage assets will be protected in line with their significance and development proposals must preserve or enhance the character and appearance of Barnet's conservation areas.

Under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is a statutory duty to consider the impacts of proposals upon listed buildings and their settings. Under Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, Officers note that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Wood Street Conservation Area

The Wood Street Conservation Area (WSCA) runs east to west from the junction with the Great North Road at the top of Barnet Hill along the ridge towards Arkley. The conservation area was designated in 1969, and subsequently extended in 1979. It includes the historic

shops coming up Barnet Hill and surrounding the St. John's Church, Union Street to the north, the villas facing Ravenscroft Park, and Wood Street itself westward as far as The Whalebones, with its land and the detached houses opposite.

In accordance with paragraph 190 of the NPPF and DM06 (c. point 1), in terms of its significance, the Character Appraisal divides the WSCA into five character areas, which the application site lies within '*Area 5: Bells Hill (includes the south side of Wood Street)*.' Key characteristics of this area include a mixture of mid-19th century small scale domestic development in a variety of vernacular styles and materials and a good collection of locally listed buildings. Predominant materials are red brick and clay tile, render and clay tile, yellow stock brick and slate.

The appraisal identifies Whalebones Park to be an extensive area of private land with very heavy tree screening around the boundary so views in and out are limited. It states that it is formally laid out and partly interspersed with more natural open areas. It sets out that trees make a very important contribution to the character and appearance of the conservation area and identifies that the tree boundary to Whalebones Park, amongst others, is one of the most notable tree groups within the conservation area. There are open views into Dollis Valley from Whalebones Park.

The Appraisal also highlights Whalebones House, a Grade II listed building. This will be further assessed in the next section of the report.

Paragraph 189 of the NPPF and C. point 2 of DM06 requires consideration of the impact on the significance of the heritage asset. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The applicant has undertaken and submitted a Heritage Statement by Brighter Planning in support of the application. In terms of impact on the conservation area, the report notes that the application site comprises private undeveloped land and as such is an unusual and uncharacteristic feature. It states that as the western end of the conservation area is residential in character, an appropriate scheme which preserved and enhanced the positive elements of the site, would be compatible in this location. Overall, the Heritage Statement acknowledges that there is potential for harm to occur to the character and appearance of the conservation area. The scheme does propose change, principally to the open area of undeveloped land of Area A, which will inevitably change the character and appearance of this part of the site. However, the report considers that the proposed design, layout and mitigation measures including landscaping all have the potential to help reduce the impact of the development. The report states that the proposed development offers the opportunity for enhancement of the existing public realm; creation of new public realm areas within the site which will promote greater understanding and enjoyment of the site and its past history and will screen some views of Elmbank and Barnet Hospital from the conservation area. The report concludes that the overall impact of the proposed development is assessed to be of 'less than substantial harm'.

The Council's Conservation Officer has reviewed the scheme and associated heritage report and comments that the proposed development will undoubtedly have a significant impact on the established character and appearance and would erode the site's openness and rural character which distinguishes the site and is evident in views from the public realm. The Officer does acknowledge that if the site is considered to be strategically suitable for partial development of housing, then Area A is considered to be the most appropriate. The Officer considers that the degree of harm the proposed development would cause is considered to

be less than substantial to the significance of the designated heritage assets. In coming to a decision on the proposed development and in accordance with the NPPF, it will need to be considered whether there are sufficient public benefits which result from the scheme to outweigh the harm caused to the character and appearance of the Wood Street conservation area.

Historic England in their comments focus on the proposal's impact in relation to its effects on the character and appearance of the WSCA. Impacts on the setting of the Grade II listed Whalebones Cottage will be advised by the Council's conservation team. From reviewing the submitted information, they comment that from the visualisations provided, they are of the view the development is likely to be well screened in longer views through the conservation area and the main visual impact would be limited to short distance views looking south and north across the site from the adjacent paths along Wood Street and Wellhouse Lane respectively. Whilst the additional landscaping and screening proposed will help to some degree to minimise any potential impact, the spread and visibility of this development across the site would collectively represent a visible urban hardening of the western end of the Wood Street Conservation Area. The ability to appreciate the open and natural landscape qualities and character of the conservation area here would be somewhat eroded, as would the glimpsing views out into Dollis Valley. For these reasons the proposed development would in our view cause harm to the character and appearance of this part of the conservation area. We consider that opportunities exist to reduce the adverse impact, preferably by concentrating all the residential development to Area A at the far western edge of the conservation area or through a reduction in height of the taller elements, to better preserve the historic parkland quality of Area C.

The Whalebones

The Whalebones is a Grade II Listed building and is characterised by Historic England as follows:

“Early C19. Two storeys, stucco. Three sash windows, the outer ones very slightly bowed in a bowed section of the walling. Central solid stuccoed porch with hipped slate roof and curved headed windows in sides. Plain overhanging eaves. Hipped slate roof. The ground floor windows are French casements.”

The proposals do not directly affect this building and so the key assessment is to the setting of the heritage asset.

In assessing its significance, the submitted Heritage Statement identifies that the building has high architectural and historic interest. The immediate setting of the listed building is defined by the garden area associated with the house and which is outside of the application site. The listed building is largely screened from external view from the public realm or the application site by the density and number of trees within the garden of The Whalebones. Although the development site will abut the curtilage of this site, the report considers that the proposed development will not harm the setting of the listed building as it will remain screened from view by the trees within its curtilage and both existing and new planting within the development site. The report concludes that there will be no harm to the setting of The Whalebones nor its curtilage structures or their setting.

Historic England has advised that impacts to the setting of the Listed building should be considered by the Council's conservation team. The Conservation Officer comments that the Grade II Listed Whalebones House is set within a densely planted garden at the end of a long drive leading from Wood Street. The house is barely visible from the public realm due to the

mature trees and established planting. It still retains much of its original rural setting and a sense of isolation. A high value is placed on the relationship of the listed house with the surrounding landscape which is considered to contribute to its significance and consequently the effect of the proposed development on the setting of the building is an important consideration. This relationship would inevitably be changed by the siting of the proposed housing. Although heavily screened by trees, glimpsed views of the new development from the garden would potentially be feasible, particularly in the winter months when the trees are not in leaf. Therefore, the experience of the house would change and it would no longer feel as isolated or secluded as it does presently. Although additional tree planting may help to further screen the housing, the conservation officer considers that the proposal would cause some harm to the special interest of this designated asset by intruding into its wider setting.

Non-designated heritage assets

During the pre-application process, the Council's Conservation Officer identified the cottage of No. 2 Wellhouse Lane, adjacent to the north-east boundary of the site as a potential Building of Local Interest. The submitted Heritage Report has therefore treated this as if it has been included on the local list. The Heritage Report states that the building is a modest structure that was formally a pair of cottages and has been altered to form one unit.

In terms of the potential impact of the proposed development on the setting of this building, this is regarded to be very low, given that the application site does not abut the residential curtilage but will be buffered by the new parking area for the cottage and the small holding area to also be allocated to No. 2 Wellhouse Lane. The diagrams within the Heritage Report illustrate that the lack of visual harm to the setting of the existing cottage, with Wellhouse Cottage being well screened by existing dense landscape screening which will be reinforced with new planting. No harm is considered to result to the setting of this non-designated heritage asset from the proposals.

Layout / Scale / Bulk

As previously stated above, the proposed layouts will be considerably set back from Wood Street, varying from 13.5m to 20m. Officers consider that this separation distance will minimise the visual impact of the proposed buildings on site. In addition, the proposed landscaping along the northern part of the site adjacent to Wood Street will ensure that there is minimal change to the streetscene and retaining as much of the character as possible.

In terms of scale and height of the proposal development, it is comprised of a variety of 2 and 3 storey houses, with the apartment blocks measuring 3 and 4 storeys. This is directly comparable to the existing built form within the surrounding area. In addition, the buildings have been designed with vernacular forms to reflect the character of the surrounding area. At the prominent viewpoints of the site, along the northern boundary with Wood Street, the dwellings are 2 storeys and set back a considerable distance from the street.

The applicant has submitted a Landscape and Visual Impact Assessment which illustrates a series of wireframes of the proposed development from a number of viewpoints. It is considered that these wireframes illustrate that the proposed development would not be out of context with the surrounding area in terms of scale and bulk. The wireframes also don't take into account the significant proposed new levels of landscaping which will help further screen the development.

The larger apartment buildings are set within the middle and southern part of Area A where they have a lesser visual impact. Due to their positioning within this site, the proposed height

and the topography of the site, the height is not considerable to be overly harmful. Whilst the adjacent Elmbank development does not lie within the conservation area, the scale of these proposed blocks are comparable to this adjacent development.

For the reasons set out above, it is considered that the proposed scale and mass/bulk is appropriate and in keeping with the surrounding character and appearance of the wider area.

External Appearance

The proposed design is contemporary in its appearance which incorporates a number of vernacular elements which have been taken from the surrounding character. The palette of materials has been chosen following an analysis of the surrounding area.

It is considered the proposed design and appearance responds positively to the surrounding area.

Views

The WSCA Appraisal Statement notes that there are open views into Dollis Valley from Whalebones Park. There are some glimpsed views along Wood Street where the hedgerow is lower in height. It is acknowledged that these views would be eroded by the proposed development and that these open views would be reduced. It is agreed with the consultee comments that this will result in harm to the conservation area. However, views from within the site are not considered to have significant weight as it is private land and not enjoyed by the wider public.

Whalebones Arch

A number of comments have been received in relation about the potential for impact on the existing Whalebones Arch on Wood Street. The arch and this access point are not within the ownership of the applicants and is not included within the application site. As such, there will be no harm caused to this arch and there will be no access to the proposed development, either in the construction phase or once built, via the arch.

Conclusion on the effect of nearby designated heritage assets

Part c of Barnet Policy DM06 sets out a number of criteria which proposals should demonstrate, including amongst other matters; the impact of the proposal in the setting of the heritage asset, how the significance and/or setting of a heritage asset can be better revealed and how the benefits outweigh any harm caused to the heritage asset.

The significance of the heritage assets has been identified above and it has been found that that the heritage statement and both the Council's conservation officer and Historic England Officer find that there will be impacts of '*less than substantial harm*' on the Conservation Area and Listed Building.

Criterion c. point four of Policy DM06 refers to how can the setting of the asset can be better revealed. In terms of The Whalebones, it is already noted that the house is barely visible from the public realm due to the mature trees and established planting. The site and its entrance is not directly affected by the proposed development and as such the setting of the heritage asset

will remain as it is currently. There are significant new landscaping proposals as part of the scheme so its isolated feeling will be enhanced and the limited public view retained. In terms of the conservation area, it is noted that the site is currently private and therefore opening up the site with a number of new open spaces will significant landscaping will better reveal the immediate context along Wood Street and Wellhouse Lane. The significant additional landscaping will reinforce the verdant character of this part of the conservation area.

The proposal seeks to address climate change by incorporating renewable technologies into the proposed development. This will be discussed within the relevant section later in the report.

As required by paragraph 196 of the NPPF, applications that directly or indirectly affect the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Policy DM06 also requires a balancing of harm with identified benefits.

The applicant has identified the benefits of the schemes, which include the provision of newly-accessible public open space, natural open space, provision of new community facilities, provision of new housing and affordable housing. The benefits of the proposal and the balancing of these will be made within the 'Planning Balance' section at the end of the report.

Amenity Impact on Neighbouring Properties

Part of the 'Sustainable development' imperative of the NPPF 2019 is pursuing improvements to amenity through the design of the built environment (para 127). Amenity is a consideration of London Plan policy 2.6 'Outer London: Vision and Strategy' and is implicit in Chapter 7 'London's Living Places and Spaces'. In addition, Barnet Development Management Policies DPD (2012) DM01 as well as the Sustainable Design and Construction SPD provide further requirements and guidance.

Privacy, overlooking and Outlook

The Barnet Residential Design Guidance SPD states that there should be a minimum distance of about 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden. Shorter distances may be acceptable between new build properties where there are material justifications.

The nearest neighbouring properties are the Elmbank residential development to the west, the properties along the northern side of Wood Street and Whalebones House to the east of Area A. The DAS illustrates the critical and overlooking distances with a clear marked diagram.

The main potential impacts to the Elmbank development is from the proposed apartment blocks F, G and H. The distances from the proposed blocks vary from 11.1m to 14.8m to the neighbouring gardens and 21.8m to 29.2m to facing habitable windows. Therefore, the proposal would comply with the SPG separation distances and would not cause adverse overlooking opportunities for the residents of Elmbank. Whilst there are 2 houses in the north-west of the site which have much shorter separations, they have been designed with no upper floor habitable room windows facing the western boundary / Elmbank Development.

As already raised in the layout section above, the houses along the northern boundary have been considerably set back from Wood Street from 13.5m to 20m. With the separation of Wood Street between these properties and the enhanced landscaping, there are no

overlooking concerns to the properties on the northern side of Wood Street.

With Whalebones House, there is a significant level of landscaping around the boundary and the nearest buildings are located 12.5m to 14.9m from the boundary. The house itself is positioned further within the site and therefore in excess of the 21m. As such, there is not considered to be a detrimental impact on Whalebones House in terms of overlooking.

As there are considerable separation distances between the sites and the proposed scale and massing would be comparable to the surrounding area, there are no considered impacts on other amenity issues such as overbearing and loss of light.

Noise and General Disturbance

No significant new or cumulative operational noise impacts are identified for neighbours as a consequence of the proposed development. Whilst there is an increase in the intensity of use of the site, the use is consistent with the residential character of the wider area.

In considering the potential impact to neighbours, conditions are recommended to ensuring that any plant or machinery associated with the development achieves required noise levels for residential environment. The council's environmental health team have recommended appropriately worded conditions for noise reporting and impact mitigation, extract and ventilation equipment and plant noise. It should be noted that any excessive or unreasonable noise is covered by the Environmental Protection Act 1990.

Air Quality

In respect of air pollution, no significant impacts are identified by the Council's Environmental Health team. The applicant has submitted an Air Quality Assessment in support of the application. It recommends that in relation to construction, a package of mitigation measures to minimise dust emissions will be required, and once applied should not result in any significant residual effects.

In respect of traffic and parking impacts on air quality, the levels of parking are controlled and the travel plans which will be secured as part of planning obligations will encourage transport by other modes. In respect of the design, the scheme contributed towards overall reductions in CO2 production, having regard to energy and sustainability policies.

Transport, highways and parking

Policy CS9 of the Barnet Core Strategy identifies that the Council will seek to ensure more efficient use of the local road network and more environmentally friendly transport networks, require that development is matched to capacity and promote the delivery of appropriate transport infrastructure. Policy DM17 of the Barnet Development Management Plan document sets out the parking standards that the Council will apply when assessing new developments. Other sections of Policies CS9 and DM17 seek that proposals ensure the safety of all road users and make travel safer, reduce congestion, minimise increases in road traffic, provide suitable and safe access for all users of developments, ensure roads within the borough are used appropriately, require acceptable facilities for pedestrians and cyclists and reduce the need to travel.

Residential car parking

Car parking standards for residential development are also set out in the Barnet Local Plan

and recommend a range of parking provision for new dwellings based on the site's Public Transport Accessibility Level (PTAL) and the type of unit proposed. Policy DM17 of the Local Plan sets out the parking requirements for different types of units with the range of provision as follows:

- four or more bedroom units - 2.0 to 1.5 parking spaces per unit
- two and three-bedroom units - 1.5 to 1.0 parking spaces per unit
- one-bedroom units - 1.0 to less than 1.0 parking space per unit

The development proposes a total of 179 residential parking spaces for the 152 new homes, which equates to an average of 1.18 spaces per home. Based on the DM17 standards mentioned above, the recommended parking provision for the site is between 116.5 and 214.5 space for the residential element of the scheme. The site has a low PTAL value and as such it is expected that provision is towards the higher range of recommended parking provision. The Council's Traffic and Development service has confirmed that the provision of 179 spaces for the 152 dwellings is considered to be acceptable. The houses will benefit from 85 parking spaces and the apartments will benefit from 94 parking spaces.

Whilst the GLA/TfL comments are to reduce the level of car parking, it is considered that the proposed provision of parking is appropriate and is supported by Barnet's Highways service.

In addition to this, 4 spaces will be provided for visitors and will be located on the main spine road in Area A.

In terms of disabled car parking spaces, 16 of the spaces are proposed for the residential units, which will be located in the parking area below the podium.

Electric vehicle charging points are to be provided at 20% active with the remaining 80% being fitted with passive provision. This is in accordance with London Plan standards.

Non-residential parking

There are no car parking standards for a community use and thus provision is assessed on a case by case basis. The proposal provides a total of 14 spaces and will be provided in a dedicated parking area adjacent to the studio building. In terms of justification, the applicant has advised that 14 spaces is in line with the number of vehicles that can currently park on site. The new building is not anticipated to result in any significant change in the numbers of people using the facility at any time.

4 of the spaces provided within the studio parking area will be accessible spaces.

Cycle Parking

The development will provide a total of 307 cycle parking spaces across the development, comprising of 298 for the residential units and 9 (6 short stay and 3 long stay) for the studio building. The Council's Traffic and Development service has confirmed that this quantum of cycle parking exceeds the London plan requirements and is therefore acceptable.

Internal layout, Access and servicing

Area A to the west of the site will have two vehicular access points, one on the north-western corner of the site onto Wood Street and the other along the south-western end of the site onto Wellhouse Road. However, the southern access will be gated and used as an

emergency vehicles access only. It is not intended to be used for any other reason by vehicles. A main spine road runs through the western half the site and connects to the two egress points.

Area C to the south-eastern part of the site will have a separate access point onto Wellhouse Road which will serve the studio building, the retained small-holding land and Wellhouse Cottage. The cluster of five detached properties is served by its own access.

Access on Wood Street

With the initial submission, the proposal comprised of the creation of a new roundabout on Wood Street which would facilitate the main access into the site from Wood Street. Modelling submitted demonstrated that the roundabout could cope with the additional traffic from the development. Following review from the Council's Traffic and Development service, the Highways Officers did not consider this to be the most appropriate option and was considered to be excessive. Highways noted that there are several minor accesses along this stretch of the road and the priority junction serving the adjacent Elmbank development has operated satisfactory. Following a number of discussions between Officers, Highways and the applicant, alternative layout options were investigated for the site access at Wood Street / Galley Lane. Following these investigations, it was agreed that the compact roundabout option would be changed to a crossroad junction with dedicated right turn lanes.

A Stage 1 safety audit of the crossroad layout (Dwg No. 172811/PHL/09 Rev C) was undertaken in August 2020 which had raised concerns about the lack of pedestrian facilities and lane markings, with potential for causing confusion to drivers undertaking this movement. To address this concern, the Highways Officer comments that pedestrian facilities will be incorporated into the proposed crossroad junction layout. It is considered that the number of right turners from/to the development is not significant (approx. 22 vehicles in the AM peak hour). It is therefore considered that the additional risk posed by right turn movements from the development is low and further any residual risk could be sufficiently mitigated by regular maintenance of the line markings at the junction.

Access on Wellhouse Lane

The impact of the development on the bus terminal/hospital estate was considered by Highways as part of the assessment of the scheme. It is noted that the principal vehicular access to the site is on Wood Street and estimated vehicle trip generation by the site onto Wellhouse Lane is not significant. A traffic survey undertaken in June 2017 on Wellhouse Lane recorded 105 vehicles (southbound) and 115 vehicles (northbound). This equates to less than 2 vehicles in each direction per minute. With this level of vehicle movements, Highways consider that it is unlikely that the additional trips from the development will have a noticeable impact on traffic conditions on Wellhouse Lane.

Refuse / Servicing

In terms of servicing, the Highways Officer confirms that the submitted swept path analysis demonstrates that refuse vehicles and emergency vehicles can enter and exit the site in a forward gear. The location of refuse stores across the site is considered to be acceptable and ensures that vehicles can reach locations within 10m of the collection point.

Road Safety

The Highways Officer comments that given the scale of development and anticipated trip

generation from the site, it is inevitable that there will be additional traffic on Wood Street which could potentially increase vehicle/vehicle and vehicle/pedestrian conflicts, particularly on Wood Street. However, it is considered that this could be mitigated by improved pedestrian and road safety measures which would reduce any potential impacts.

An Active Travel Zone (ATZ) audit was undertaken by the applicant in January 2020 and covered four key destinations in the area. For each route, the main recommended improvements were proposed as follows:

a) Route 1 - From the site to Barnet High Street

Mainly to clear hedgerow and overgrown vegetation along Wood Street in the vicinity of the site order to increase footway width and improved pedestrian safety

b) Route 2 - From the site to Barnet Hospital

To provide dropped kerbs and tactile parking on Wellhouse Lane on the southern boundary of the site to create uncontrolled pedestrians crossing points on Wellhouse Lane

c) Route 3 - From the site to Foulds School

Resurfacing the footway at the junction of Wentworth Road/ The Avenue

d) Route 4 - From the site to High Barnet Underground Station

Provision of more benches on the High Street

The Highways Officer comments that the scope of the ATZ audit is acceptable.

Trip generation

The Highways Officer has confirmed that an analysis of the potential trip generation from the site has been undertaken using industry standard database called TRICS. The results show that the development will generate a 44 two-way vehicle movements during the AM peak (8-9am) and 46 two-way vehicle movements during the PM peak. The corresponding person trips for the AM and PM peak hours are 90 and 67 respectively. The proposed development is expected to generate over 800 two-way person trips daily.

The impact of this level of trip generation on the surrounding highway network has been assessed by the Highways service. The site will generate 41- 45 trips on foot during the peak hour. The submitted Transport Assessment indicates that the pedestrian network is of good quality and sufficient to accommodate the additional pedestrian trips.

There will be an additional 1 bicycle trip per hour and this is considered to have a minimal impact and can be safely accommodated within existing facilities.

The development is forecasted to generate an additional 8 bus trips and in the AM peak and 9 additional trips in the PM peak. With a service of 18 buses per hour, this will result in approximately 1 extra trip per 2 buses in the peak hours.

A similar assessment for the underground train indicate that there will be 22 and 23 underground trips during the AM and PM peak hours respectively. This level of trip generation will result in 1-2 extra passengers per service in the peak hours which is not considered to have a material impact on the service.

An assessment of the impact of the additional vehicle trips from the development has been carried out. This involved running an Arcady model of the proposed roundabout used to

access the site. However, no assessment has been carried out for the access on Wellhouse Lane which serves the Studio and 5 detached properties at the south-eastern part of the site. A traffic survey was undertaken in June 2017 on Well house Lane and shows that 105 vehicles (southbound) and 115 vehicles (northbound) were recorded. This equates to less than 2 vehicles in each direction per minute. With this level of movements, it is unlikely that the additional trips from the development will have a noticeable impact on traffic conditions on Wellhouse Lane.

Overall, the Council's Traffic and Development service, following the replacement Wood Street access, are satisfied that the proposed development does not raise any significant highways issues, subject to the mitigation measures being secured by S106 agreement and conditions.

Landscaping, trees and biodiversity

The 'sustainable development' imperative of NPPF 2019 includes enhancing the natural environment and improving biodiversity (para 7). London Plan 2016 policy 7.19 states that development proposals, where possible, should make a positive contribution to the protection, enhancement, creation and management of biodiversity. Barnet Local Plan Policy DM16 states that when it is considering development proposals the council will seek the retention, enhancement or creation of biodiversity.

Landscape and Open Space

As previously mentioned, the application proposes the creation of several areas of open space within the development site. The submitted Landscape Design and Access Plan provides a comprehensive and detailed breakdown of the proposed landscaping and open space provision.

The proposal will deliver multi-functional open spaces which include:

- 1.7ha publicly open space;
- Children's play space
- Doorstep play and communal gardens within the residential areas;
- A healing garden;
- A woodland walk;
- Refurbished ponds and existing areas of grassland to be diversified;
- Enhanced boundaries to the public realm;
- Artists' and Bee Keepers garden;
- Agricultural small holding

As assessed earlier within the report, Officers consider that the provision of new publicly open space is appropriate in terms of its size and consider that the proposed landscaping is of a high quality and will result in highly valued open space for existing and new residents.

Trees

There is considerable tree coverage across the site with a number of trees present subject to Tree Preservation Orders (TPO). Trees are also offered protection by virtue of the site's location within a conservation area.

The application is accompanied by an Arboricultural Impact Assessment by Landmark Trees

which has assessed the impacts of the development proposals and the impact on the existing tree stock. The report comments that there are 222 trees on and adjacent to the application site that are within close proximity to the proposals and therefore have been assessed. Of these 222, the report classifies 6 as category A (high quality), 60 as category B (moderate quality), 133 as category C (low quality) and 22 as category U (poor quality). The report discounts 1 specimen with no category due to its small size.

To facilitate the development, it is necessary to remove 32 trees, of which 6 are of moderate quality, 21 of are low quality and 5 are unsuitable for retention regardless of the development. The loss of these trees is considered as being of low impact.

It is identified that the impacts to retained trees primarily arise from the provision of hard surfacing with the Root Protection Areas (RPAs). However, the impacts can be mitigated through the implementation of a no-dig construction methodology. The report identifies that only 4 trees have their RPA encroached by new structures, with all encroachments comprising less than 2% of the respective total area.

The report considers that the replanting scheme will offer considerable mitigation and replace mainly low / poor quality trees.

In conclusion the report finds that the potential impacts are relatively low in terms of both quality of trees removed and also RPA encroachments of trees retained.

The proposal will plant 197 new trees which represents a net increase of 165 new trees, representing a 75%. Overall, the proposal is considered to have limited impact on the existing trees and is considered to be acceptable in arboricultural terms.

Ecology

The Council's Ecology Consultants have reviewed the submitted Environmental Statement as well as the suite of surveys that have been undertaken. Their comments are as follows:

Environmental Statement

Habitats of Principal Importance will largely be retained and enhanced within the design scheme. These will be enhanced further within the landscaping scheme. Mitigation is proposed for the potential disturbance of bat roosts by lighting, and to minimise impacts on a potential Myotis bat commuting route. Mitigation is also proposed for the loss of breeding bird habitat.

Beyond the mitigation measures that will be required (and secured through planning conditions in relation to the recommendations of the Baseline assessments), the Site has the capacity to further enhance biodiversity through additional landscaping enhancements and the installation of additional nesting and roosting locations for both birds and bats. With careful and appropriate mitigation measures, the development will have no significant impacts on the ecological value of the Site as indicated in the Biodiversity Net Gain Assessment (June 2019), that a positive enhancement can be achieved through a Landscape and Ecological Management Plan which will ensure the correct implementation and management of ecological features at the site. These measures will help to deliver net gains in biodiversity and secure long-term, appropriate management of the ecological features of the site.

Preliminary Ecological Appraisal

This report details further ecology works to be carried out, which were completed and are review below:

Daytime Bat Survey (Buildings)

This report sufficiently assesses impacts to bats as it provides reasoning for classification of total of 36 trees were found to have potential to support roosting bats (two high, 10 moderate and 24 low potential trees). Three of the seven buildings have moderate suitability to support roosting bats which were conducted and reported upon in the Nocturnal Emergence and Dawn Re-entry Survey.

Nocturnal Emergence and Dawn Re-entry Survey

The dusk and dawn surveys (classed in relation to each category under Bat Conservation Trust (BCT) bat survey guidelines) were undertaken following 2016 BCT guidelines. Nocturnal roost surveys were completed at 12 trees and three buildings between 25 July 2017 and 29 August 2017 in accordance with good practice guidelines for bat surveys. This is deemed sufficient to address the likelihood of the site supporting bat roosts.

However, as detailed in Section 6, the nine recommendations relating to bats should be implemented and conditioned especially in the requirements for Development licensees in relation to tree roosts.

Great Crested Newt Habitat Suitability Assessment

The surveys carried out followed suitable methodologies and were sufficiently reported. No Great crested newts were found, and no further surveys or mitigation are required.

Reptile Survey

The surveys carried out followed suitable methodologies and were sufficiently reported. No reptiles were found and no further surveys or mitigation are required.

This report details a thorough list of biodiversity measures that will be included within the proposed development and the measures required to ensure their ecological value is maximised. These measures appear to currently be suggestions to client and must therefore be agreed by the applicant and included in proposed plans for the site as well as included as a planning condition to be implemented on site.

Conclusions

In reviewing the information submitted to date, the Council's Ecologist considers that the reports and surveys adequately address all ecological considerations and recommend a number of conditions to ensure that the proposed mitigation and enhancements measured are secured.

Landscape Management

As part of the submission, the applicant has submitted a draft Landscape Management Plan which sets out a framework for the long-term landscape management and maintenance of the landscaping and open spaces associated with the proposed development. The objectives of this plan are:

- To ensure the establishment and long-term maintenance of new landscape elements to provide an attractive setting for the residential development whilst respecting its historic setting;
- To maintain all vegetated boundaries;
- To engage the local community in the management of green spaces for its health and wellbeing benefits;
- To maintain the natural play areas (LEAPs and LAPs) for existing and new residents;
- To maintain public access to open spaces, recreation and play;
- To ensure the safety of residents and community visitors;
- To safeguard and enhance the biodiversity of the broadleaved woodland, hedgerows and ponds for local wildlife;
- To enhance public awareness and appreciation of the habitats and associated flora and fauna of the Site; and
- To comply with legal obligations and constraints.

This strategy will be formally required and secured via a separate legal obligation for a period over 25 years.

Energy and Sustainability

London Plan Policy 5.2 requires development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- Be lean: use less energy
- Be clean: supply energy efficiently
- Be green: use renewable energy

London Plan Policy 5.2 'Minimising Carbon Dioxide Emissions' requires all residential developments to achieve zero carbon on new residential developments post 2016. Policy 5.3 of the London Plan goes on to set out the sustainable design and construction measures required in developments. Proposals should achieve the highest standards of sustainable design and construction and demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. The Further Draft London Plan Chapter 5 policies detail specific measures to be considered when designing schemes including decentralised energy generation (Policies 5.5 and 5.6), renewable energy (Policy 5.7), overheating and cooling (Policy 5.9), urban greening (Policy 5.10), flood risk management and sustainable drainage (Policies 5.13 and 5.15).

Local Plan Policy DM01 states that all development should demonstrate high levels of environmental awareness and contribute to climate change mitigation and adaptation. Policy DM04 requires all major developments to provide a statement which demonstrate compliance with the Mayors targets for reductions in carbon dioxide emissions, within the framework of the Mayor's energy hierarchy. Proposals are also expected to comply with the guidance set out in the council's Supplementary Planning Documents (SPD) in respect of the requirements of the Code for Sustainable Homes.

An Energy Strategy has been submitted in support of the application. The energy statement outlines a series of measures which will be incorporated into the proposal to improve sustainability and reduce carbon emissions. The Strategy follows the London Plan Energy Hierarchy: Be Lean, Be Clean and Be Green. The overriding objective in the formulation of the strategy is to maximise the reductions in total CO₂ emissions through the application of the hierarchy with a technically appropriate and cost effective approach, and to minimise the

emission of other pollutants. The development will be constructed to comply with Part L 2013 (with 2016 amendments) of the Building Regulations and in line with the London Plan to achieve a minimum of 36% CO2 reduction for the domestic elements and delivers 48% for the non-domestic elements.

In order to achieve zero carbon the developer will need to make a carbon offset contribution to bridge this gap. This has been calculated as a payment of £253,128. The GLA stage 1 response requested further investigation into the use of heat pumps rather than CHP for the apartment blocks. The applicant has considered and assessed a number of options in developing the energy strategy, which included the use of Air Source Heat Pumps (ASHP). However, the analysis found the scale of infrastructure required would have an additional impact on the character and appearance of the conservation area from plant on the roofs of the buildings and additional requirements for plant enclosures outside the envelope of the apartment blocks. As a consequence, a decision was taken to minimise the heritage impact and pursue a strategy based on low carbon, high efficiency, communal gas boilers.

Officers acknowledge that significant consideration and process has been put into the design process to achieve a high standard of design which positively reflects the character and appearance of the conservation area and surrounding area and does not seek to explore elements which would compromise the design. Officers are satisfied that the 35% threshold has been achieved and a zero-carbon development is achieved through a carbon offset payment.

Flood Risk / SuDS

Policy CS13 of the Barnet Core Strategy states that "we will make Barnet a water efficient borough and minimise the potential for fluvial and surface water flooding by ensuring development does not cause harm to the water environment, water quality and drainage systems. Development should utilise Sustainable Urban Drainage Systems (SUDS) in order to reduce surface water run-off and ensure such run-off is managed as close to its source as possible subject to local geology and groundwater levels".

The application is accompanied by a Drainage Strategy Report from Vectos. This has been assessed by the Council's appointed drainage specialists who, following the submission of further details, have raised no objection to the development. If permission were granted, a condition securing the submission of a further details of the surface water drainage scheme would be attached.

Comment has been made that the site would be excavated below existing ponds within the grounds of The Whalebones to create parking and hence cause harm to those ponds. The submitted drawings demonstrate that parking areas are not created by excavating the site, rather it is the natural changes in levels which are used to create parking underneath the buildings.

Planning Balance

As stated earlier, after an assessment of the proposed development, Officers find that less than substantial harm will be caused to the designated heritage assets of the WSCA and The Whalebones. In accordance with Barnet policy DM06 and paragraph 196 of the NPPF, the harm should be weighed against the public benefits.

The proposed benefits of the scheme are:

- Provision of 1.7 hectares of new, publicly accessible open space;
- Enhanced biodiversity measures and net increase of 165 new trees;
- Purpose built studio for the existing artists and beekeepers;
- Provision of 152 new homes including 40% affordable housing

In terms of weight attributed to each benefit, this is set out below:

- It is considered that the provision of new public open space in area highlighted as being in deficient of open space should be given substantial weight. This will include a variety of spaces with substantial new planting and ecological improvements. To ensure that the high-quality space is provided and maintained for future use, an open space phasing plan and landscape management strategy will be secure via legal agreement.
- Provision of a new purpose-built community facility for the artists and beekeepers is considered to have moderate weight.
- Significant weight is given towards the provision of new housing within a high quality landscaped and heritage led scheme. The provision of a policy compliant affordable housing scheme in terms of tenure is also considered to be significantly positive for the Borough.

Conclusion of Planning Balance

For the reasons given in the assessment sections above, it is identified that there would less than substantial harm to the significance of the designated heritages assets by virtue of the proposed development being within its setting and resulting in provision of built form in an area of undeveloped land. Considerable levels of pre-application meetings and community consultation was undertaken prior to the submission of the application which heavily focused on landscape, heritage and design. A detailed submission has been provided in respect to these elements which seeks to appropriately integrate the proposed development within the specific site constraints and the context of the conservation area.

In this case there would be a package of benefits that would arise from the development which have been attributed substantial and moderate weight.

In applying paragraph 196 of the NPPF and Barnet policy DM06 c, it is considered that the package of public benefits is of considerable importance and it would outweigh the harm that would arise through the impact on the setting of the designated heritage assets in this case.

Whilst of limited weight at this stage, the Barnet Reg 18 Local Plan has designated this site as an allocated site for a residential scheme and it is considered that the scale, design, massing and landscaping has been progressed, in conjunction with Officers, as a direct response to the site constraints. The Reg 18 plan proposed 10% mixed uses (community facilities and local green space), whereas the proposal is for over 50% of the site to be devoted to community uses and green space.

Subject to mitigation, measures relating to landscaping, highways, noise, contamination, air quality, transport impacts and sustainability will be secured via S106 obligations and relevant conditions.

{\b 6. Equality and Diversity Issues}

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- “(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”

For the purposes of this obligation the term “protected characteristic” includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex; and
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council's statutory duty under this important legislation.

The site is accessible by various modes of transport, including by foot, bicycle, public transport and private car, thus providing a range of transport choices for all users of the site.

A minimum of 10% of units will be wheelchair adaptable.

The development includes level, step-free pedestrian approaches to the main entrances to the building to ensure that all occupiers and visitors of the development can move freely in and around the public and private communal spaces. Dedicated parking spaces for people with a disability will be provided in locations convenient to the entrances to the parking area.

The proposals are considered to be in accordance with national, regional and local policy by establishing an inclusive design, providing an environment which is accessible to all.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. All relevant policies contained within the development plan, as well as other relevant guidance and material considerations, have been carefully considered and taken into account by the Local Planning Authority. It is concluded that the proposed development overall accords with the relevant development plan policies. It is therefore considered that there are material planning considerations which justify the grant of planning permission. Accordingly, subject to a Stage 2 referral to the Mayor of London

and subject to the satisfactory completion of the Section 106 Agreement, **APPROVAL** is recommended subject to conditions as set out above.

